



BOARD OF ADJUSTMENT MEETING NOTICE

July 18, 2022

A Public Hearing will be held before the Board of Adjustment on:

Wednesday, August 10, 2022 at 6:00 P.M

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301 to determine whether the following application should be granted:

CASE:	PLN-BOA-22070002
OWNER:	JOHNSTON, DAVID
AGENT:	SLAZYK, ERIC
ADDRESS:	1010 SW 14 TH TERRACE, FORT LAUDERDALE, FL 33312
LEGAL DESCRIPTION:	A PORTION OF PARCEL "C" GRIMM-MILLER ADDITION, ACCORDING TO THE PLAT BOOK 51, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED ON THE SURVEY
ZONING DISTRICT:	RS-8 - Residential Single Family/Low Medium Density
COMMISSION DISTRICT:	4
REQUESTING:	<u>Sec. 47-5.31. - Table of dimensional requirements for the RS-8 district. (Note A)</u> <ul style="list-style-type: none"> · Requesting a variance to reduce the required 25-foot front yard setback to 16 feet 2 inches, for a total reduction of 8 feet 10 inches. The total project area to be located within the required 25-foot front yard setback will consist of 155.2 square feet. · Requesting a variance to allow an extension into the intersection of two required 5-foot side yard setbacks by 2-feet 1-inch. The request is necessary due to the angular geometry of the irregular lot which results at the intersection of the two 5-foot setbacks. The total project area to be located within this side setback will consist of 4.5 square feet.

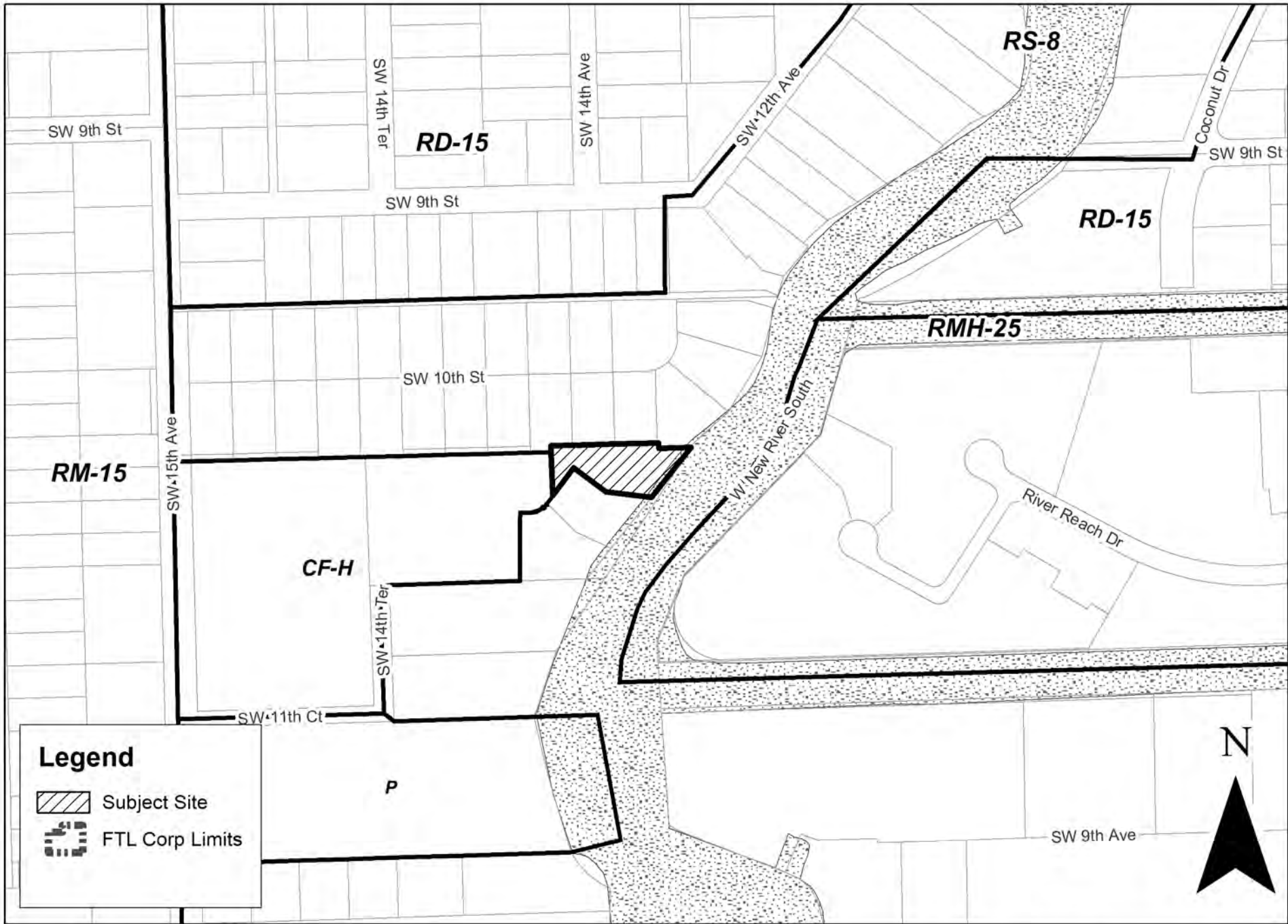
Note: To view more information about this item, please visit: www.fortlauderdale.gov/government/BOA

If you have any questions, please feel free to contact me directly at 954-828-6342.

MOHAMMED MALIK
ZONING ADMINISTRATOR

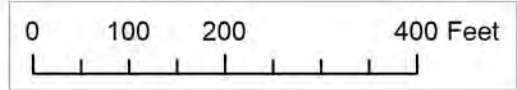
Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.



PLN-BOA-22070002

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\BOA_2022_08-10\PLN-BOA-22070002.mxd



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE
BOARD OF ADJUSTMENT MEETING
 DATE: AUGUST 18, 2024 TIME: 4:00 PM
 CASE: 24-0014-000000

REQUESTING: Sec. 47-8.31... (text partially obscured)

• Applicant is seeking to reduce the required 24-foot front yard setback to 14 feet 2 inches for a 1,500 sq. ft. lot. The lot is zoned RS-10. The lot is currently vacant. The lot is currently zoned RS-10. The lot is currently vacant. The lot is currently vacant.

• Applicant is seeking to allow for a 14-foot 2-inch front setback for a 1,500 sq. ft. lot. The lot is currently zoned RS-10. The lot is currently vacant. The lot is currently vacant.

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LOCATION: CITY COMMISSION CHAMBER
 CITY HALL, 300 N. BAYFOLK AVENUE
 FORT LAUDERDALE, FL 33301

FOR MORE INFORMATION, CONTACT: (954) 346-4666
 WWW.CITYOFFORTLAUDERDALE.COM

 CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENT MEETING

DATE: AUGUST 10, 2022 TIME: 6:00 PM CASE: PLN-BOA-22070002

(REQUESTING: Sec. 47-5.31 - Table of dimensional requirements for the RS-8 district. (Note A))

- Requesting a variance to reduce the required 25-foot front yard setback to 16 feet 2 inches, for a total reduction of 8 feet 10 inches. The total project area to be located within the required 24-foot front yard setback will consist of 155.2 square feet.
- Requesting a variance to allow an extension into the intersection of two required 5-foot side yard setbacks by 2 feet 1 inch. The request is necessary due to the angular geometry of the irregular lot which results of the intersection of the two 5-foot setbacks. The total project area to be located within this side setback will consist of 4.5 square feet.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>



DEVELOPMENT SERVICES DEPARTMENT – ZONING & LANDSCAPING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 4 Revision Date: 05/03/2022 | Print Date: 05/03/2022
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) APPLICATION

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Variance Request Criteria
- Page 3:** Required Documentation & Mail Notice Requirements
- Page 4:** Sign Notice Requirements & Affidavit
- Page 5:** Technical Specifications

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. Submit Board of Adjustment (BOA) application, fees and required documents electronically through LauderBuild <https://aca-prod.accela.com/FTL>.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Variance/Special Exception/Interpretation (Before): \$2,200
- Variance/Special Exception/Interpretation (After): \$2,800
- Variance/Special Exception/Interpretation (Before): \$650
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Variance/Special Exception/Interpretation (After): \$850
Residential (Homesteaded Only) Accessory Structures & Existing Non-Conforming Structures.
- Request For Continuance: \$900
- Request for Rehearing: \$300
- Rehearing Request Before The Board: \$1,150

Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

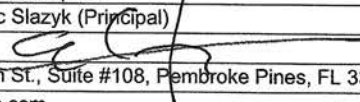
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	David Johnston
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner
Address, City, State, Zip	1010 SW 14 TER, Fort Lauderdale, FL 33312
E-mail Address	djohnston@gopower.com
Phone Number	305-775-8300
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Arcwerks - Eric Slazyk (Principal)
Applicant / Agent's Signature	
Address, City, State, Zip	21011 Johnson St., Suite #108, Pembroke Pines, FL 33024
E-mail Address	rick@arcwerks.com
Phone Number	954-432-8181
Letter of Consent Submitted	Yes

Development / Project Name	Johnston Residence
Existing / New	Existing: <input checked="" type="checkbox"/> Residence New: <input checked="" type="checkbox"/> Garage Addition
Project Address	Address: 1010 SW 14 TER, Fort Lauderdale, FL 33312
Legal Description	GRIMM-MILLER ADDITION 51-8 B PARCEL C LESS BEG AT NW COR.E ALG N/L 320,S 35,SE 61.23,E 62.38,SWLY ALG BULKHEAD 160 TO S/L OF PARCEL C,W 332.51,N 209 TO POB & LESS OR 8044/294 TOG WITH PT OF PAR C DESC AS BEG AT PT ON N/L OF PAR C,285 E OF NW COR THEREOF,ELY ALONG N LINE 35 SLY 35,SWLY 53.35,NLY 75.40 TO POB
Tax ID Folio Numbers (For all parcels in development)	504209290033
Variance Request (Describe)	Variance for Front & Side Yard Setbacks for Proposed Garage Addition.
Applicable ULDR Sections	47-5.31. - Table of dimensional requirements for RS-8 District

Current Land Use Designation	Residential
Current Zoning Designation	RS-8
Current Use of Property	Single Family Residence
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/> W	25'-0"	16'-2"
Side <input type="checkbox"/> N	5'-0"	
Side <input type="checkbox"/> S	5'-0"	2'-1"
Rear <input type="checkbox"/> E	25'-0"	

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

Answer All questions on this page and attach narrative.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

Variance for front yard setback reduction according to section 47-5.31. - Table of dimensional requirements for RS-8 District

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12, A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

Please see attached response

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

Please see attached response

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

Please see attached response

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

Please see attached response

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

Please see attached response

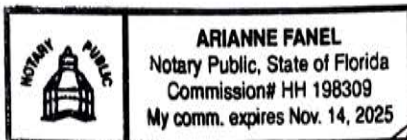
AFFIDAVIT: I, Eric Slazyk the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

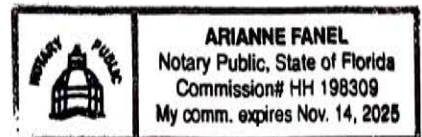
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 14 day of July 2022

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:



CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

Please see responses below:

- A. Special conditions and circumstances affect the property at issue which prevent the reasonable use of property in that such property is not a regular shaped lot and is located at the end of a dead-end street.
- B. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district in that the shape and location are unique in the area and result in a hardship for development.
- C. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. In that the application of setbacks on such an odd shaped lot substantially deprive the property owner of the same rights afforded to other properties in the same zoning district with regular lots
- D. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations in that the property was platted as it now exists and the owner did not create the hardship that is associated with this lot.
- E. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining residential properties or the surrounding neighborhood or otherwise detrimental to the public welfare in that the proposed addition is in order to add a garage which is a reasonable accessory use for this property and due to the location of the property on a dead end street, the addition will have no adverse impacts on the adjoining residential properties. The current residence does not have an existing garage. The addition was specifically designed to be consistent with the height and profile of the existing residence.

Page 3: Required Documentation & Mail Notice Requirements

-Submit One (1) Completed (Digital) application submittal through "Lauderbuild" (<https://aca-prod.accela.com/>). Note: The plans and survey must be digitally signed and sealed when submitting through Lauderbuild. * Mailing envelopes are submitted in person.

-Submit Fourteen (14) copy sets (stapled) of each item listed below and Plans at half-size scale 11"X17" & One (1) original application submittal.

- Completed application** (all pages must be filled, completed, signed and notarized, where applicable).
- Mail notification documents** (mail notification instructions at bottom of page) .
- Proof of ownership** (Broward County Property Records, warranty deed, and/or Sunbiz), including corporation documents if applicable.
- Property owners original notarized signature** and/or **notarized agent letter signed by the property owner (if applicable).**
- Color photographs** of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative** describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** on plan set to state project name and table of contents.
- Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.

- Site Plan** (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)**
- Elevations (if applicable)**
- Additional Plan details as needed**

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

**City of Fort Lauderdale
Zoning & Landscaping Division -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311**

- **DISTRIBUTION:** The City of Fort Lauderdale, Zoning & Landscaping Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **To order a tax map and notice list, please email Heather Hanson at hhanson@bcpa.net or call 954-357-6855. You may also contact Kenny Gibbs, kgibbs@bcpa.net or call 954-357-5503.**

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission Case**.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the Zoning & Landscaping Division **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)

1. All building facades with directional labels (i.e. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

PROPERTY SUMMARY

Tax Year: 2022	Property Use: 01-01 Single Family	Deputy Appraiser: Residential Department
Property ID: 504209290033	Millage Code: 0312	Appraisers Number: 954-357-6831
Property Owner(s): JOHNSTON, DAVID	Adj. Bldg. S.F.: 2437	Email: realprop@bcpa.net
Mailing Address: 1010 SW 14 TER FORT LAUDERDALE, FL 33312-7257	Bldg Under Air S.F.: 2229	Zoning : RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
Physical Address: 1010 SW 14 TERRACE FORT LAUDERDALE, 33312-7257	Effective Year: 1980	Abbr. Legal Des.: GRIMM-MILLER ADDITION 51-8 B PARCEL C LESS BEG AT NW COR, E ALG N/L 320, S 35, SE 61.23, E62.38, SWLY ALG BULKHEAD 160 TO S/L OF PARCEL C, W 332.51, N 209 TO POB & LESS OR 8044/294 TOG WITH PT OF PAR C DESC AS BEG AT PT ON N/L OF PAR C, 285 E OF NW COR THEREOF, ELY ALONG N LINE 35 SLY 35, SWLY 53.35, NLY 75.40 TO POB
	Year Built: 1979	
	Units/Beds/Baths: 1 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2022	\$226,990	\$470,620	0	\$697,610	\$198,470	
2021	\$226,990	\$268,820	0	\$495,810	\$192,690	\$3,377.39
2020	\$226,990	\$251,290	0	\$478,280	\$190,030	\$3,315.43

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$697,610	\$697,610	\$697,610	\$697,610
Portability	0	0	0	0
Assessed / SOH 98	\$198,470	\$198,470	\$198,470	\$198,470
Granny Flat				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$148,470	\$173,470	\$148,470	\$148,470

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
01/26/2022	Warranty Deed Qualified Sale	\$1,550,000	117941951
01/28/2015	Quit Claim Deed Non-Sale Title Change	\$312,800	112785005
02/01/1986	Warranty Deed	\$112,500	14945 / 574
06/01/1978	Warranty Deed	\$35,000	
06/01/1975	Warranty Deed	\$40,000	

LAND CALCULATIONS

Unit Price	Units	Type
\$18.35	12,370 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
504209290033	01/26/2022	Warranty Deed	Qualified Sale	\$1,550,000	117941951	1010 SW 14 TER FORT LAUDERDALE, FL 33312
504209290012	10/18/2021	Multi Warranty Deed	Excluded Sale	\$465,000	117700396	SW 15 AVE FORT LAUDERDALE, FL 33312
504209290032	10/08/2021	Warranty Deed	Qualified Sale	\$1,301,200	117649977	1030 SW 14 TER FORT LAUDERDALE, FL 33312
504209290040	09/10/2021	Warranty Deed	Qualified Sale	\$1,930,500	117578093	1100 SW 14 TER FORT LAUDERDALE, FL 33312
504209290030	04/12/2021	Warranty Deed	Qualified Sale	\$980,000	117229661	1020 SW 14 TER FORT LAUDERDALE, FL 33312

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Ft Lauderdale Fire-rescue (03) Residential (R) 1						(F1) 1.00		

SCHOOL

Croissant Park Elementary: C
New River Middle: C
Stranahan High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Jared Moskowitz	22	Ted Deutch

Florida House Rep.
Florida House Rep.
District

Florida House Rep. Name
Florida House Rep. Name

Florida Senator District
Florida Senator District

Florida Senator Name
Florida Senator Name

School Board Member
School Board Member

94

Daryl Campbell

34

Gary M. Farmer, Jr.

Sarah Leonardi

DAVID F. JOHNSTON

David Soloman, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue, 7th Floor
Fort Lauderdale, FL 33301

Re: Land use, zoning (BOA) and permitting for property located at 1010 SW 14TH Terrace,
Ft Lauderdale, FL, 33312 ("Property")

Dear City Clerk:

We hereby authorize Eric T Slazyk/ Arcwerks Inc. to act as agent in connection with all land use, zoning (BOA) and permitting matters related to the property referenced above.

Sincerely,

David Johnston

America's Generator/ Triton Power

By: [Signature]

Printed Name: David Johnston

Title: MR.

Date: 07/14/2022

STATE OF Florida

) SS

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or online notarization, this 14 day of July, 2022, by David Johnston as self, David Johnston who is personally known to me or who has produced personally known as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of July, 2022.

[Signature]
Notary Public

Typed, printed, or stamped name of Notary Public



Yamile Carpio
Comm. #HH054491
Expires: Nov. 13, 2024
Bonded Thru Aaron Notary

My commission Expires:

1010 SW 14TH TERRACE, FORT LAUDERDALE, FL 33312

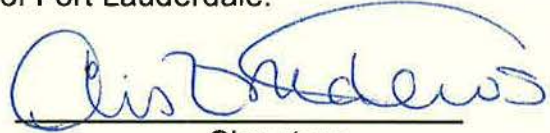


NOTICE AFFIDAVIT


STATE OF FLORIDA, BROWARD COUNTY
CITY OF FORT LAUDERDALE

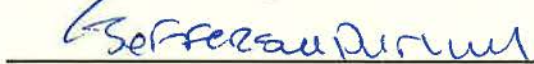
BEFORE ME THIS DAY PERSONALLY APPEARED CHRISTINA MATHEWS
WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of Portion of Parcel C of Grimm-Miller Addition Plat as recorded in Plat Book 51 Page 8 of the Public Records of Broward County, Florida, City of Fort Lauderdale. 1010 SW 14 Terrace.
2. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.


Signature

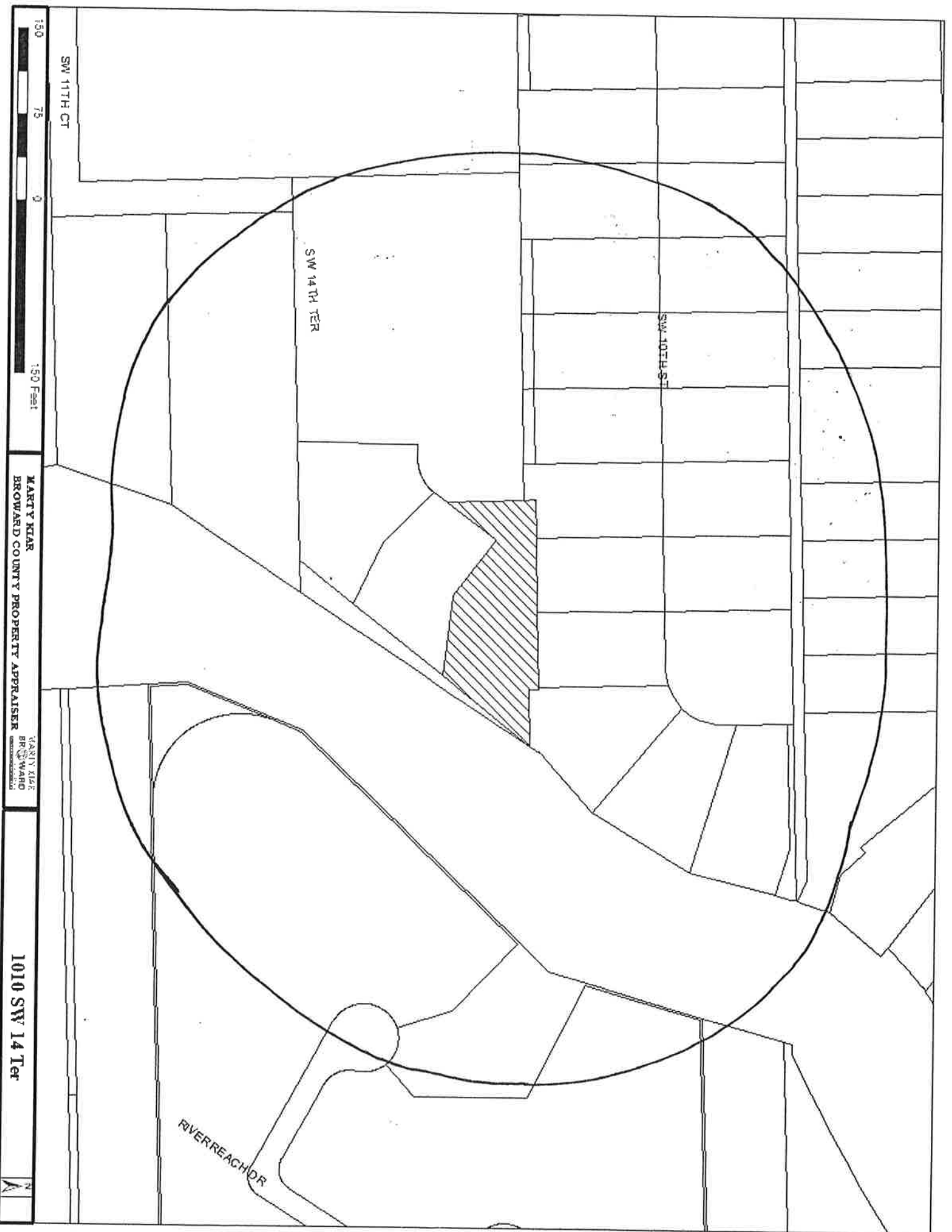
The foregoing instrument was acknowledged before me this 1st day of July, 2022.


Signature of Person Taking Acknowledgement


Notary Public

Notary's Seal





SW 11TH CT

SW 14TH TER

SW 10TH ST

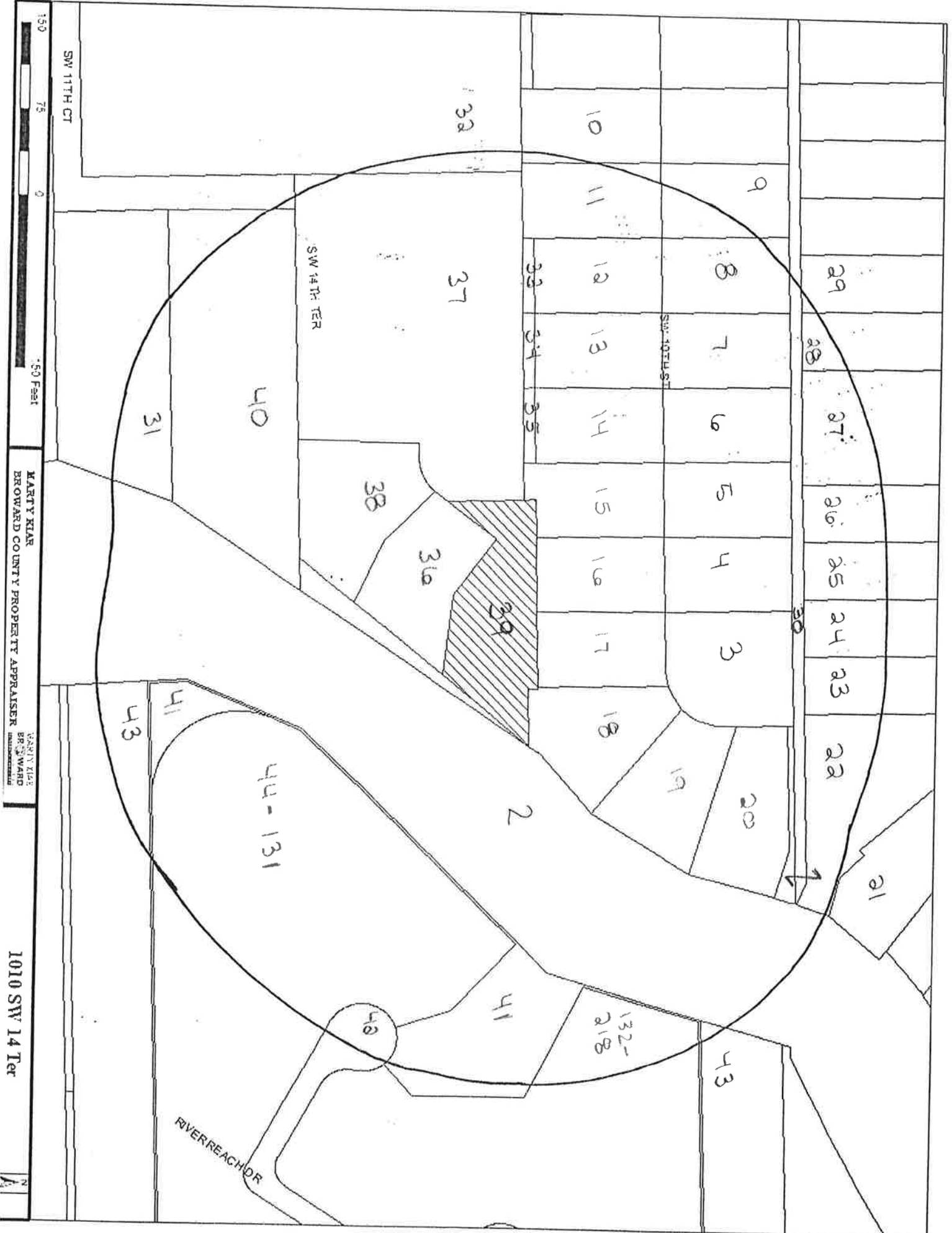
RIVER REACH DR

150 75 0 150 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
VANNI KIRK
BROWARD COUNTY PROPERTY APPRAISER

1010 SW 14 Ter





SW 11TH CT

SW 14TH TER

SW 10TH ST

RIVER REACH DR

150
75
0
150 Feet

KARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

1010 SW 14 Ter



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A	B	C	D	E	F	G	H
FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
1	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
2	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
3	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
4	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
5	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
6	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
7	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
8	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
9	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
10	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
11	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
12	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
13	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
14	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
15	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
16	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
17	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
18	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
19	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
20	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		
21	POPE,ROBERT J JR & JOELIE M	824 SW 12 AVE	FORT LAUDERDALE	FL	33312		

A	B	C	D	E	F	G	H
22	504209021191	DINH, HANH DINH LAZARO	1304 SW 9 ST	FL	33312		RIVERSIDE ADD AMEN PLAT 1-13 BLOT 1 BLK 13 TOGETHER WITH POKROF LOT 7 BLK 12 & VACCD ALLEYLESS POR DESC AS BEG AT MOST NLY COR SAID LOT 7 SE 161.14 SW 59.19 NW 34.46 NW 29.29 SW 62.5 NW 103.02 TO SLY RIGHT-OF-WAY LINE OF SW 9TH ST E 4.25 TO MOSTWLY COR LOT 7 NE 44.89 TO POB & TOG W/ POR LOT 40 OF VALENTINES
23	504209021201	SHAW RANDALL DREW	1308 SW 9 ST #1-2	FL	33312		RIVERSIDE ADD AMEN PLAT 1-13 BLOT 2 BLK 13
24	504209021201	MOOS JEFFREY J MOOS JENNIFER L	605 SW 12 AVE	FL	33312		RIVERSIDE ADD AMEN PLAT 1-13 BLOT 3 BLK 13
25	504209021202	JEAN-MARY FRITZ	2732 SW 46 PL	FL	33312	5656	RIVERSIDE ADD AMEN PLAT 1-13 BLOT 4 BLK 13
26	504209021210	SWENEY TAMMERA MSWENEY THOMAS J	1400 SW 9 ST	FL	33312	7266	RIVERSIDE ADD AMEN PLAT 1-13 BLOT 5 BLK 13
27	504209021220	ROSEN ROBERT PROBERT ROSEN REV LIV TR	1408 SW 9 ST	FL	33312		RIVERSIDE ADD AMEN PLAT 1-13 BLOT 6,7,8,13
28	504209021230	RIVERSIDE CASA LLC	10001 PINES BLVD	FL	33024		RIVERSIDE ADD AMEN PLAT 1-13 BLOT 8 BLK 13
29	504209021240	1416 SW 9 ST LLC	1314 E LAS OLAS BLVD #1210	FL	33301		RIVERSIDE ADD AMEN PLAT 1-13 BLOT 9 BLK 13
30	504209022340	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FL	33301		DEDICATED PER PLAT LESS THOSE PORTIONS VACD IN BLKS 1-8,10-19,21 & 22
31	504209050040	COLLETTE KARLA P	1110 SW 14 TER	FL	33312	7259	YOUNGS SUB 1-60 DLOT 8
32	504209290010	CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS TAX ADMINISTRATION	50 E NORTH TEMPLE ST	UT	84150	9001	GRIMM-MILLER ADDITION 51-8 B PARCELS A & B LESS N 10 OF PAR BAS PER OR 18424/585 THRU 600
33	504209290016	ELDRIDGE EDWARD	1424 SW 10 ST	FL	33312	7275	GRIMM-MILLER ADDITION 51-8 BA PORTION PARCEL C DESC AS COMMAT NW COR PAR BELY 390.01 TO POB ELY 65.SLY 10.WLY ATNW COR SAID PAR BELY 325.01 TO POB ELY 65.SLY 10.WLY 65.NLY 10TO POB
34	504209290017	SHAW PETER T	1418 SW 10 ST	FL	33312	7275	GRIMM-MILLER ADDITION 51-8 BA PORTION PARCEL C DESC AS COMMAT NW COR PAR BELY 390.01 TO POB ELY 65.SLY 10.WLY 65.NLY 10TO POB
35	504209290018	WULLE CHRISTOPHER	1412 SW 10 ST	FL	33312	7275	GRIMM-MILLER ADDITION 51-8 BA PORTION PARCEL C DESC AS COMMAT NW COR PAR BELY 455.01 TO POB ELY 65.SLY 10.WLY 65.NLY 10TO POB
36	504209290030	HIERSCHENICHOLAS	1020 SW 14 TER	FL	33312		GRIMM-MILLER ADD 51-8 BBEG NW COR OF PAR CELY 320.SLY 35 TO POB SWLY 73.47 TO P/C SWLY 1.53 SELY 61.26 SELY 56.79 NELY 100 NWLY 62.38 NWLY 61.23 TO POB
37	504209290031	CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS TAX ADMINISTRATION	50 E NORTH TEMPLE ST	UT	84150	9001	GRIMM-MILLER ADDITION 51-8 B THAT PT OF PAR C DESC AS BEG ATNW COR OF PAR C S ALG W/L 209 TOSW COR 230 N 104.5 E 11.46 TOP/C NELY ARC DIST 34.36 NE 20.12 N 75.4 W 285 TO POB LESS N 104.5 PER OR 18424/565 THRU 584
38	504209290032	KETCHUM JOHN PATRICK	1030 SW 14 TER	FL	33312		GRIMM-MILLER ADDITION 51-8 B THAT PT OF PAR C DESC AS COMM ATSW COR E ALG S/L 230 TO POB NLY 104.5 E 11.46 TO P/C NE ARC DIST OF 32.83 SELY 61.26 SE 56.79 TO FACE OF BLK HD SLY ALG SAME 60 W 102.51 TO POB
39	504209290033	JOHNSTON DAVID	1010 SW 14 TER	FL	33312	7257	GRIMM-MILLER ADDITION 51-8 B PARCEL C LESS BEG AT NW COR E ALG N/L 320.5 SE 61.23 E 62.38 SWLY ALG BLK HEAD 160 TO S/L OF PARCEL C W 332.51 N 209 TO POB & LESS OR 8044/294 TOG WITH PT OF PAR C DESC AS BEG ATPT ON N/L OF PAR C 285 E OF NW COR THEREOF ELY ALONG N LINE 35.SLY 35.SLY 53.35 NLY 75.40 TO GRIMM-MILLER ADD 51-8 B PARCEL D
40	504209290040	OKKO KOLUSSAY	1100 SW 14 TER	FL	33312	7259	HARBOR ISLAND 59-29 B POR PAR A DESC AS COMM NE COR OF SAID PAR WLY 1016.88 TO POB CONTWLY 530.36 SWLY 138.73 SWLY 300.25 SWLY 106.67 SLY 34.87 ELY 658.40 NLY 2.WLY 656.47 NLY 32.47 NELY 105.82 NELY 264.37 SELY 81.20 SELY 50.25 ELY 36.19 NELY 37.75 NELY 97.73 NWLY 111.19 NELY 102.78 ELY 528.91 NLY 2 TO
41	504209320190	RIVER REACH INC	949 RIVER REACH DR	FL	33315	1149	HARBOR ISLAND 59-29 B PORTRON TRS A & B AS DESC IN OR 6746/127
42	504209320210	RIVER REACH INC	949 RIVER REACH DR	FL	33315	1149	HARBOR ISLAND 159-29 B CANALS AS DEDICATED PER PLAT
43	504209320220	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FL	33301		HARBOR ISLAND 159-29 B CANALS AS DEDICATED PER PLAT

A	B	C	D	E	F	G	H	
44	504209AC0010	GORDON, MAUREEN	1350 RIVER REACH DR UNIT 101	FORT LAUDERDALE	FL	33315	1160	RIVER REACH CONDOMINIUM VIUNIT 101PER CDO BK/P/G. 5199/755
45	504209AC0020	PERUVALERIE SMITLER-GYVANNI FAM TRSMITLER, J G &	1350 RIVER REACH DR #102	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 102PER CDO BK/P/G. 5199/755
46	504209AC0030	GOCANNIL TRSTEEES	PO BOX 6582	GRAND RAPIDS	MI	49516	6582	RIVER REACH CONDOMINIUM VIUNIT 103PER CDO BK/P/G. 5199/755
47	504209AC0040	MULLEN, MICHAEL R	1350 RIVER REACH DR #104	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 104PER CDO BK/P/G. 5199/755
48	504209AC0050	COFFEY, PATRICIA GRACE	1350 RIVER REACH DR #105	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 105PER CDO BK/P/G. 5199/755
49	504209AC0060	WISH, VERRILL, LOTTIE L	1350 RIVER REACH DR #106	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 106PER CDO BK/P/G. 5199/755
50	504209AC0070	JAFFE, STEVEN M	1350 RIVER REACH DR #107	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 107PER CDO BK/P/G. 5199/755
51	504209AC0080	MARC TUPLER REV TRTUPLER, MARC TRSTEE	101 S FT LAUD BEACH BLVD #804	FORT LAUDERDALE	FL	33316		RIVER REACH CONDOMINIUM VIUNIT 108PER CDO BK/P/G. 5199/755
52	504209AC0090	SCHUMANN, JOSEPH F	1350 RIVER REACH DR UNIT 109	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 109PER CDO BK/P/G. 5199/755
53	504209AC0100	HANSEN, BRIEUC	1350 RIVER REACH DR #110	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 110PER CDO BK/P/G. 5199/755
54	504209AC0110	BEGE, REV TRBEGE, JORGE TRSTEE ETAL	8751 GATEHOUSE RD #2	PLANTATION	FL	33324		RIVER REACH CONDOMINIUM VIUNIT 111PER CDO BK/P/G. 5199/755
55	504209AC0120	VANTREPOTTE, CHARLES VANTREPOTTE, MICHAEL ENE	250 CARDINAL DR	ADDISON	IL	60101		RIVER REACH CONDOMINIUM VIUNIT 112PER CDO BK/P/G. 5199/755
56	504209AC0130	LAGO, ANTONIO CLAGO, CYNTHIA S	1350 RIVER REACH DR APT 115	FORT LAUDERDALE	FL	33315	1160	RIVER REACH CONDOMINIUM VIUNIT 115PER CDO BK/P/G. 5199/755
57	504209AC0140	SCARBOROUGH, ANDREA	1350 RIVER REACH DR #116	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 116PER CDO BK/P/G. 5199/755
58	504209AC0150	EHRRHARDT, CAROLYN	1350 RIVER REACH DR #117	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 117PER CDO BK/P/G. 5199/755
59	504209AC0160	PARKER, REBEKAH L & PARKER, STEVE D	365 WIL DWIND TRACE	DALLAS	GA	30132		RIVER REACH CONDOMINIUM VIUNIT 118PER CDO BK/P/G. 5199/755
60	504209AC0170	SMITH, CHAD STEVEN	1350 RIVER REACH DR # 201	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 201PER CDO BK/P/G. 5199/755
61	504209AC0180	SCHULTZ, CHARLES C	1350 RIVER REACH DR #202	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 202PER CDO BK/P/G. 5199/755
62	504209AC0190	GEORGE, KATHLEEN ANN	1350 RIVER REACH DR APT 203	FORT LAUDERDALE	FL	33315	1160	RIVER REACH CONDOMINIUM VIUNIT 203PER CDO BK/P/G. 5199/755
63	504209AC0200	SMITH, STEPHEN P H/SMITH, STEPHEN P JR DONAHUE, STEVEN & JILL DONAHUE FAM REV TR	1350 RIVER REACH DR #204	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 204PER CDO BK/P/G. 5199/755
64	504209AC0210	ETAL	1350 RIVER REACH DR APT 205	FORT LAUDERDALE	FL	33315	1160	RIVER REACH CONDOMINIUM VIUNIT 205PER CDO BK/P/G. 5199/755
65	504209AC0220	KLINGLER, ROBERT BKLINGLER, SARA L	7075 RIVE RD	MARINE CITY	MI	48039		RIVER REACH CONDOMINIUM VIUNIT 206PER CDO BK/P/G. 5199/755
66	504209AC0230	LOW, MONTANA W	1350 RIVER REACH DR # 207	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VIUNIT 207PER CDO BK/P/G. 5199/755
67	504209AC0240	DORCEN ROACHELLE GARGANO FAM TRGARGANO, DOREEN ROACHELLE TRSTEE	800 E BROWARD BLVD STE 101	FORT LAUDERDALE	FL	33301		RIVER REACH CONDOMINIUM VIUNIT 208PER CDO BK/P/G. 5199/755
68	504209AC0250	ANNA K HARRISON REV LIV TRSTEPHEN E MOORE REV LIV TR	443 ALBERTO WAY #8118	LOS GATOS	CA	95032		RIVER REACH CONDOMINIUM VIUNIT 209PER CDO BK/P/G. 5199/755
69	504209AC0260	SPRUANCE, WILLIAM E	1350 RIVER REACH DR APT 210	FORT LAUDERDALE	FL	33315	1160	RIVER REACH CONDOMINIUM VIUNIT 210PER CDO BK/P/G. 5199/755
70	504209AC0270	HOLLERN, PAUL DAVIS, FRANK A JR H/ESORAKUBO, STEPHANIE YOOKO	1350 RIVER REACH DR APT 211	FORT LAUDERDALE	FL	33315	1160	RIVER REACH CONDOMINIUM VIUNIT 211PER CDO BK/P/G. 5199/755
71	504209AC0280	YOOKO	1350 RIVER REACH DR APT 212	FORT LAUDERDALE	FL	33315	1169	RIVER REACH CONDOMINIUM VIUNIT 212PER CDO BK/P/G. 5199/755
72	504209AC0290	SCHOL, THEO EDWARD	1301 RIVER REACH DR APT 516	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VIUNIT 214PER CDO BK/P/G. 5199/755
73	504209AC0300	LLOYD A WARMAN TRWARMAN, LLOYD A TRSTEE	1350 RIVER REACH DR #215	FORT LAUDERDALE	FL	33315	1169	RIVER REACH CONDOMINIUM VIUNIT 215PER CDO BK/P/G. 5199/755
74	504209AC0310	ZIMERING, ERIC MICHAEL ROMANO-ZIMERING, JUDITH	2209 PANAMA ST	PHILADELPHIA	PA	19103		RIVER REACH CONDOMINIUM VIUNIT 216PER CDO BK/P/G. 5199/755

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75	504209AC0320	LIS,MONA A/H/ELSIAN J	1350 RIVER REACH DR #217	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 217PER CDO BK/P/G: 5199/755	
76	504209AC0330	JAMES V & M GAIL CASTELLANO TRCASTELLANO,JAMES V & GAIL TRSTES	7 BEECHLAND PL	MIDDLETOWN	RI	02842	RIVER REACH CONDOMINIUM V/UNIT 218PER CDO BK/P/G: 5199/755	
77	504209AC0340	KANE,CHRISTOPHER B	1350 RIVER REACH DR APT 219	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 219PER CDO BK/P/G: 5199/755	
78	504209AC0350	TANGJAY,DORI M	1350 RIVER REACH DR APT 301	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 301PER CDO BK/P/G: 5199/755	
79	504209AC0360	WALLER,ALLEN	1350 RIVER REACH DR #302	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 302PER CDO BK/P/G: 5199/755	
80	504209AC0370	MARY GRACE DURANDO REV TR	1350 RIVER REACH DR #318	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 303PER CDO BK/P/G: 5199/755	
81	504209AC0380	AUSLANDER,MARIA ELENA C H/CONTRERAS,RUFINO	1350 RIVER REACH DR #304	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 304PER CDO BK/P/G: 5199/755	
82	504209AC0390	YARMOLENCO,LARYSA	5300 HOLMES RUN PKWY APT 807	ALEXANDRIA	VA	22304	RIVER REACH CONDOMINIUM V/UNIT 305PER CDO BK/P/G: 5199/755	
83	504209AC0400	LENIHAN,ROBIN H & PATRICK	1350 RIVER REACH DR #306	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 306PER CDO BK/P/G: 5199/755	
84	504209AC0410	CARMICHAEL,LAURA MOIRA C DEROLAS,MOIRA ANDREA	6900 BAYDRIVE #9-G	MIAMI BEACH	FL	33141	RIVER REACH CONDOMINIUM V/UNIT 307PER CDO BK/P/G: 5199/755	
85	504209AC0420	ALBERT J BARTKOWSKI REV TRBARTKOWSKI,ALBERT J TRSTEE ETAL	22 ORCHARD ST	PORT WASHINGTON	NY	11050	RIVER REACH CONDOMINIUM V/UNIT 308PER CDO BK/P/G: 5199/755	
86	504209AC0430	ALLEN,HELEN A	1350 RIVER REACH DR #309	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 309PER CDO BK/P/G: 5199/755	
87	504209AC0440	VOLLERO,CAROLYN J	1350 RIVER REACH DRIVE #310	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 310PER CDO BK/P/G: 5199/755	
88	504209AC0450	HAYWOOD,ELIZABETH M	1350 RIVER REACH DR #311	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 311PER CDO BK/P/G: 5199/755	
89	504209AC0460	ABDULLA,HIND	1350 RIVER REACH DR #312	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 312PER CDO BK/P/G: 5199/755	
90	504209AC0470	SKYELARK,LLC	550 CORAL DR	CAPE CORAL	FL	33904	RIVER REACH CONDOMINIUM V/UNIT 314PER CDO BK/P/G: 5199/755	
91	504209AC0480	ARMOR MASONRYRESTORATION INC	96 MONROE ST	BRISTOL	PA	19007	RIVER REACH CONDOMINIUM V/UNIT 315PER CDO BK/P/G: 5199/755	
92	504209AC0490	SMILEY,CONSTANCE ANNTHOMAS,GREGORY E	3805 NW 42 ST	OKLAHOMA CITY	OK	73112	RIVER REACH CONDOMINIUM V/UNIT 316PER CDO BK/P/G: 5199/755	
93	504209AC0500	WHITEHEAD,ANALIA & WHITEHEAD,P	1350 RIVER REACH DR #317	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 317PER CDO BK/P/G: 5199/755	
94	504209AC0510	DURANDO,WAYNE C & TERESA F	1350 RIVER REACH DR APT 318	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 318PER CDO BK/P/G: 5199/755	
95	504209AC0520	RIZZO,TERESITA	1350 RIVER REACH DR #319	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 319PER CDO BK/P/G: 5199/755	
96	504209AC0530	DAVIS,LYNDA	1350 RIVER REACH DR #401	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 401PER CDO BK/P/G: 5199/755	
97	504209AC0540	ZARDESKAS,CELESTEZARDESKAS,JAMES	1350 RIVER REACH DR UNIT 402	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 402PER CDO BK/P/G: 5199/755	
98	504209AC0550	SCHAUER,SHEILASCHAUER,TODD JEFFREY	1350 RIVER REACH DR #403	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 403PER CDO BK/P/G: 5199/755	
99	504209AC0560	CARRICK,WAYNE LEEDIR YEGHYAIAN,KANARIA	1350 RIVER REACH DR #404	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 404PER CDO BK/P/G: 5199/755	
100	504209AC0570	LOCHMUELLER,WILFRIED F & LOCHMUELLER,EILEEN J	1350 RIVER REACH DR #405	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 405PER CDO BK/P/G: 5199/755	
101	504209AC0580	HIGGINS,BOBBY WAYNE JR,CHARMAN,PAULA A	1967 S OCEAN BLVD #202A	POMPANO BEACH	FL	33062	RIVER REACH CONDOMINIUM V/UNIT 406PER CDO BK/P/G: 5199/755	
102	504209AC0590	OELERKING,GLENN & JUDY	1350 RIVER REACH DR #407	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 407PER CDO BK/P/G: 5199/755	
103	504209AC0600	ORCHOLSKI,TERRY & ANN	1350 RIVER REACH DRIVE UNIT 408	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 408PER CDO BK/P/G: 5199/755	
104	504209AC0610	MALLEY,LINDA J H/E,CLOUSER,KELLY	1350 RIVER REACH DR #409	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 409PER CDO BK/P/G: 5199/755	
105	504209AC0620	SULLIVAN,MARY EWICKERSHAM,KIRK	1350 RIVER REACH DR #410	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM V/UNIT 410PER CDO BK/P/G: 5199/755	

	A	B	C	D	E	F	G	H
106	504209AC0630	BECKFORD,BRENDON	BECKFORD, DENISE	1350 RIVER REACH DR #411	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 411PER CDO BK/Pg: 5199/755
107	504209AC0640	D'ANTONIO, MICHAEL	TMCKENNEY, DONALD H	1350 RIVER REACH DR #412	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 412PER CDO BK/Pg: 5199/755
108	504209AC0650	AKANDE AFEEZ		1350 RIVER REACH DR #414	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 414PER CDO BK/Pg: 5199/755
109	504209AC0660	HOPMAN, CORNELISMALENSTEIN	HOPMAN, HENDRIKA	1909 TYLER ST #302	HOLLYWOOD	FL	33020	RIVER REACH CONDOMINIUM VUNIT 415PER CDO BK/Pg: 5199/755
110	504209AC0670	WYERS, JEFFREY H	HARVEY, PIERRENADON	CHANTAL & LEGAL T E ETAL	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 418PER CDO BK/Pg: 5199/755
111	504209AC0680	COFFEY, MISSY	HERONDO ST APT 62	HERMOSA BEACH	CA	JTA 2	G3	RIVER REACH CONDOMINIUM VUNIT 417PER CDO BK/Pg: 5199/755
112	504209AC0690	ANGELIDES, PHILIPPA	1350 RIVER REACH DR #419	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 418PER CDO BK/Pg: 5199/755
113	504209AC0700	DEAN, NANCY	JSCHAPER, ROBERT A	1350 RIVER REACH DR APT 501	FORT LAUDERDALE	FL	33315	1173 RIVER REACH CONDOMINIUM VUNIT 501PER CDO BK/Pg: 5199/755
114	504209AC0710	COLLIER, BARBARA A	511 SE 5 AVE #604	FORT LAUDERDALE	FL	33315	1173	RIVER REACH CONDOMINIUM VUNIT 502PER CDO BK/Pg: 5199/755
115	504209AC0720	MCFARENN, VERN V & JUDITH	MCFARENN, J T REV TR	1350 RIVER REACH DR #504	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 504PER CDO BK/Pg: 5199/755
116	504209AC0730	ZACZEK, JOHN S & SANDRA	1350 RIVER REACH DR #505	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 505PER CDO BK/Pg: 5199/755
117	504209AC0740	SCATLIFE, SIGRID	1350 RIVER REACH DR APT 506	FORT LAUDERDALE	FL	33315	1173	RIVER REACH CONDOMINIUM VUNIT 506PER CDO BK/Pg: 5199/755
118	504209AC0750	SCHIFFER, STEFFEN	STEFFEN, SCHIFFER REV TR ETAL	1350 RIVER REACH DR #507	FORT LAUDERDALE	FL	33315	1173 RIVER REACH CONDOMINIUM VUNIT 507PER CDO BK/Pg: 5199/755
119	504209AC0760	VEIGALLENE, HOLLANDA	SADLER, VEGA	1350 RIVER REACH DR #508	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 508PER CDO BK/Pg: 5199/755
120	504209AC0770	HAMILTON, SANDRA A	1350 RIVER REACH DR # 509	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 509PER CDO BK/Pg: 5199/755
121	504209AC0780	LEESARA C	1350 RIVER REACH DR #510	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 510PER CDO BK/Pg: 5199/755
122	504209AC0790	MCVALLY, KENNETH J	1350 RIVER REACH DR #511	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 511PER CDO BK/Pg: 5199/755
123	504209AC0800	STEFFEN, SCHIFFER REV TR	STEFFEN, TRSTEE	1350 RIVER REACH DR # 507	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 512PER CDO BK/Pg: 5199/755
124	504209AC0810	LEIGH, GREG F	1350 RIVER REACH DR #514	FORT LAUDERDALE	FL	33315	1173	RIVER REACH CONDOMINIUM VUNIT 514PER CDO BK/Pg: 5199/755
125	504209AC0820	GILLESPIE, ANN TANN T	GILLESPIE, REV TR	1350 RIVER REACH DR UNIT 515	FORT LAUDERDALE	FL	33315	1173 RIVER REACH CONDOMINIUM VUNIT 515PER CDO BK/Pg: 5199/755
126	504209AC0830	VAN EVANS, KAREN	HELGA M TILLINGHAST FAM TR	TILLINGHAST, HELGA M TRSTEE	CA	LH 3	A7	RIVER REACH CONDOMINIUM VUNIT 516PER CDO BK/Pg: 5199/755
127	504209AC0840	BAILEY, ANNA	201 BROOKDALE CT	DRESHER	PA	19025		RIVER REACH CONDOMINIUM VUNIT 518PER CDO BK/Pg: 5199/755
128	504209AC0850	SCUGA, SAL VATORE J	SCUGA, KATHLEEN M	104 SHERFIELD DR	NY	13209		RIVER REACH CONDOMINIUM VUNIT 519PER CDO BK/Pg: 5199/755
129	504209AC0860	RUSSO, MARIE	ERUSSO, CHRISTINE	22 HOMER ST APT 2	MA	02472	2357	RIVER REACH CONDOMINIUM VUNIT 101PER CDO BK/Pg: 5660/307
130	504209AD0020	BIKKEL, KAREN A H	BIKKEL, THOMAS A	1301 RIVER REACH DR #102	FL	33315		RIVER REACH CONDOMINIUM VUNIT 102PER CDO BK/Pg: 5660/307
131	504209AD0030	HERMANDEZ, LUCY	1301 RIVER REACH DR UNIT 104	FORT LAUDERDALE	FL	33315	1159	5660/307 RIVER REACH CONDOMINIUM VUNIT 104 & 105PER CDO BK/Pg: 5660/307
132	504209AD0040	BAEZA, DEJA	JIMENA	1301 RIVER REACH DR #106	FORT LAUDERDALE	FL	33315	RIVER REACH CONDOMINIUM VUNIT 106PER CDO BK/Pg: 5660/307

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137	504209AD0070	COOPER,ROBERTA G	1301 RIVER REACH DR APT 108	FORT LAUDERDALE	FL	33315	1159	RIVER REACH CONDOMINIUM VUNIT 108PER CDO BK/Pg. 5660/307
138	504209AD0080	MITCHINSON,DAVID J GODWIN,KAREN H/ERANNO,JULIA A & INGLIVINCENT L	1301 RIVER REACH DR #109 1301 RIVER REACH DR #110	FORT LAUDERDALE FORT LAUDERDALE	FL FL	33315 33315	1159	RIVER REACH CONDOMINIUM VUNIT 109PER CDO BK/Pg. 5660/307 RIVER REACH CONDOMINIUM VUNIT 110PER CDO BK/Pg. 5660/307
139	504209AD0090	MAGGI,ALEJANDRO H/EGONZENZBACH,ERIKA	1301 RIVER REACH DR #111	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 111PER CDO BK/Pg. 5660/307
140	504209AD0100	REZULTION LLC	8925 ALEXANDRA CIR	WELLINGTON	FL	33414		RIVER REACH CONDOMINIUM VUNIT 114PER CDO BK/Pg. 5660/307
141	504209AD0110	CLAM BAY HOLDINGS LLC	550 CORAL DR	CAPE CORAL	FL	33904		RIVER REACH CONDOMINIUM VUNIT 115PER CDO BK/Pg. 5660/307
142	504209AD0120	SCHMIDT,MARGARET H/ESCHWEITZER,JOHN JOAN READING REV LIV TREADDING,JOAN TRSTEE	1301 RIVER REACH DR #116 1301 RIVER REACH DR #404	FORT LAUDERDALE FORT LAUDERDALE	FL FL	33315 33315		RIVER REACH CONDOMINIUM VUNIT 117PER CDO BK/Pg. 5660/307 RIVER REACH CONDOMINIUM VUNIT 118PER CDO BK/Pg. 5660/307
143	504209AD0130	PICKEREL,RICHARD & STEFAN	1301 RIVER REACH DR#118	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 119PER CDO BK/Pg. 5660/307
144	504209AD0140	ANDERSON,DAVID A	10140 SE 42 CT	BELLEVIEW	FL	34420	6861	RIVER REACH CONDOMINIUM VUNIT 119PER CDO BK/Pg. 5660/307
145	504209AD0150	SANTIAGO,DOROTHY F	1301 RIVER REACH DR #201	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 201PER CDO BK/Pg. 5660/307
146	504209AD0160	COL E PATRICA M	1301 RIVER REACH DR UNIT 202	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 202PER CDO BK/Pg. 5660/307
147	504209AD0170	BYRNE,JERREY J & LINDA A	6 BRYANT RD	GLEN COVE	NY	11542	4004	RIVER REACH CONDOMINIUM VUNIT 203PER CDO BK/Pg. 5660/307
148	504209AD0180	JEFFREY P REED,JEFFREY P REED REV LIV TR	8608 MELVIN DR	BALDWINSVILLE	NY	13027		RIVER REACH CONDOMINIUM VUNIT 204PER CDO BK/Pg. 5660/307
149	504209AD0190	NOBLE,S,JAMESNOBLE,S,SUSAN	1301 RIVER REACH DR #205	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 205PER CDO BK/Pg. 5660/307
150	504209AD0200	LEBUS,ORIE	1301 RIVER REACH DR # 206	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 206PER CDO BK/Pg. 5660/307
151	504209AD0210	EFFORD,MICHAEL D	1301 RIVER REACH DR #207	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 207PER CDO BK/Pg. 5660/307
152	504209AD0220	KLINGHOFFER,TEDDY & SHERRI L	411 N NEW RIVER DR E APT 2101	FORT LAUDERDALE	FL	33301	3181	RIVER REACH CONDOMINIUM VUNIT 208PER CDO BK/Pg. 5660/307
153	504209AD0230	BREEN,HAZEL A	1301 RIVER REACH DR APT 209	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 209PER CDO BK/Pg. 5660/307
154	504209AD0240	CHIAPININI,NICKBUSH,ELLEN,PENELOPE T	1201 RIVER REACH DR #106	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 210PER CDO BK/Pg. 5660/307
155	504209AD0250	GOLDSTEIN,JUSTINGOLDSTEIN,MARIBEL F	11055 BOCA WOODS LN	BOCA RATON	FL	33428	1837	RIVER REACH CONDOMINIUM VUNIT 211PER CDO BK/Pg. 5660/307
156	504209AD0260	DOTY,MARGARET S	1301 RIVER REACH DR #212	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 212PER CDO BK/Pg. 5660/307
157	504209AD0270	RICMAYA LLC	5021 LAKEWOOD DR	COOPER CITY	FL	33330		RIVER REACH CONDOMINIUM VUNIT 214PER CDO BK/Pg. 5660/307
158	504209AD0280	LEONARD,CRAIG G & SHIRLEY M	1301 RIVER REACH DR APT 215	FORT LAUDERDALE	FL	33315	1168	RIVER REACH CONDOMINIUM VUNIT 215PER CDO BK/Pg. 5660/307
159	504209AD0290	FINCH,VEVILA S	1301 RIVER REACH DR # 216	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 216PER CDO BK/Pg. 5660/307
160	504209AD0300	GRACE,JACLYN & MATTHEW	1301 RIVER REACH DR #217	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 217PER CDO BK/Pg. 5660/307
161	504209AD0310	DESCANO,CHRISTINAGARCIA,RAFAEL J	1301 RIVER REACH DR #218	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 218PER CDO BK/Pg. 5660/307
162	504209AD0320	LELLO,JOSEPH R & DANA D LINDA J MALLEY REV LIV TRMALLEY,LINDA J TRSTEE	1301 RIVER REACH DR UNIT 219 1350 RIVER REACH DR #409	FORT LAUDERDALE FORT LAUDERDALE	FL FL	33315 33315		RIVER REACH CONDOMINIUM VUNIT 219PER CDO BK/Pg. 5660/307 RIVER REACH CONDOMINIUM VUNIT 301PER CDO BK/Pg. 5660/307
163	504209AD0330	HARRINGTON,MARK & KAREN	3848 HENNEBERRY ROAD	JAMESVILLE	NY	13078		RIVER REACH CONDOMINIUM VUNIT 302PER CDO BK/Pg. 5660/307
164	504209AD0340	TOOMEY,JOYCE,JOYCE TOOMEY REV TR	1301 RIVER REACH DR #303	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 303PER CDO BK/Pg. 5660/307

A	B	C	D	E	F	G	H	
168	504209AD0380	GONZALEZ ANALLIA BSALVADOR,EDGAR M	1301 RIVER REACH DR #304	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 304PER CDO BK/Pg: 5660/307
169	504209AD0390	DENTON,JACK K & LILLANA V	1301 RIVER REACH DR #305	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 305PER CDO BK/Pg: 5660/307
170	504209AD0400	SALVADOR,EDGAR	1301 RIVER REACH DR #304	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 306PER CDO BK/Pg: 5660/307
171	504209AD0410	MCCUSTON,WALTER REVANS,JANE I	1301 RIVER REACH DR APT 307	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 307PER CDO BK/Pg: 5660/307
172	504209AD0420	JACK TOOTLE TRTOOTLE,JOHN S TRSTEE ETAL	PO BOX 4345	PLS VR05 PNSL	CA	90274	9585	RIVER REACH CONDOMINIUM VUNIT 308PER CDO BK/Pg: 5660/307
173	504209AD0430	ARMSTRONG,PAIGE ELIZABETH H/ARMSTRONG,SHARON M & STEVEN J	1301 RIVER REACH DR #309	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 309PER CDO BK/Pg: 5660/307
174	504209AD0440	GALLUCA,SHELLEY	1301 RIVER REACH DR #310	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 310PER CDO BK/Pg: 5660/307
175	504209AD0450	MARLOW,DAN	1316 W 200 N	SALT LAKE CITY	UT	84116		RIVER REACH CONDOMINIUM VUNIT 311PER CDO BK/Pg: 5660/307
176	504209AD0460	KENDRA,KATHELEN &AMONNA,JACQUELINE L S&W PROPERTY INVESTMENTS LLC% SCHILIAN & WATERZ, PA	69 COLONY OAKS	PITTSBURGH	PA	15209		RIVER REACH CONDOMINIUM VUNIT 312PER CDO BK/Pg: 5660/307
177	504209AD0470	MALKOFF,ELAINE	7000 W PALMETTO PARK RD #210	BOCA RATON	FL	33433		RIVER REACH CONDOMINIUM VUNIT 314PER CDO BK/Pg: 5660/307
178	504209AD0480	ARNDALL,CHARLES R	1301 RIVER REACH DR #315	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 315PER CDO BK/Pg: 5660/307
179	504209AD0490	DEVILIN,THOMAS F DEVILIN LIV TR	1301 RIVER REACH DR #316	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 316PER CDO BK/Pg: 5660/307
180	504209AD0500	JACKERSON,CATHY & JEFFREY,CATHY B JACKERSON REV TR	1301 RIVER REACH DR #317	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 317PER CDO BK/Pg: 5660/307
181	504209AD0510	HOMMEL,ROBERT H	1301 RIVER REACH DR #318	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 318PER CDO BK/Pg: 5660/307
182	504209AD0520	CHALFANT,CHRISTOPHER DCHALFANT,MICHELE A	1301 RIVER REACH DR #319	FORT LAUDERDALE	FL	33315	1161	RIVER REACH CONDOMINIUM VUNIT 319PER CDO BK/Pg: 5660/307
183	504209AD0530	D'ALONZO,DOMINICK D'ALONZO,MARIA	1301 RIVER REACH DR #401	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 401PER CDO BK/Pg: 5660/307
184	504209AD0540	MERCURE,ROGERBROWN-MERCURE,LISE	10-A MILLON AVE	PORT WASHINGTON	NY	11050		RIVER REACH CONDOMINIUM VUNIT 402PER CDO BK/Pg: 5660/307
185	504209AD0550	READING,JOANJOAN READING REV LIV TR JOAN READING REV LIV TRREADING,JOAN TRSTEE	606 RUE DORSET	*MASOUCHE QC	CA	JTL 3	W3	RIVER REACH CONDOMINIUM VUNIT 403PER CDO BK/Pg: 5660/307
186	504209AD0560	MACDONALD,JULIANAMACDONALD, LAND TR	1301 RIVER REACH DR APT 404	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 404PER CDO BK/Pg: 5660/307
187	504209AD0570	HAND,MICHAEL D &SUOJA,HAND,JO ANN	1301 RIVER REACH DR APT 404	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 405PER CDO BK/Pg: 5660/307
188	504209AD0580	BITTAR,TAMERMARIKAKOUCH,KINDA FORUM,RICHARD B & LINDA	1301 RIVER REACH DR #407	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 407PER CDO BK/Pg: 5660/307
189	504209AD0590	SANTANGELO,MICHAEL A	1301 RIVER REACH DRIVE #408	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 408PER CDO BK/Pg: 5660/307
190	504209AD0600	DORIA,ANDREA	1301 RIVER REACH DR APT 409	FORT LAUDERDALE	FL	33315	1162	RIVER REACH CONDOMINIUM VUNIT 409PER CDO BK/Pg: 5660/307
191	504209AD0610	SIELAFROS CIA,ELIZABETH H/E	1301 RIVER REACH DR #411	FORT LAUDERDALE	FL	33315	1174	RIVER REACH CONDOMINIUM VUNIT 410PER CDO BK/Pg: 5660/307
192	504209AD0620	GARRICK,WAYNE LDIR YEGHYAIAN,KANARIA	1301 RIVER REACH DR #410	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 411PER CDO BK/Pg: 5660/307
193	504209AD0630	FATEFSIK,PAULA J	1350 RIVER REACH DR #404	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 412PER CDO BK/Pg: 5660/307
194	504209AD0640	BLANCO,MARIA FERNANDADICKERSON,JONATHAN RICHARD	550 LIBERTY ST #2804	BRAINTREE	MA	02184		RIVER REACH CONDOMINIUM VUNIT 414PER CDO BK/Pg: 5660/307
195	504209AD0650	WILSON,WILLIAM SMILESMAGR-CANOVA,FRANCES ETAL	1301 RIVER REACH DR #415	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 415PER CDO BK/Pg: 5660/307
196	504209AD0660	YALKUT,LISA R	1301 RIVER REACH DR #416	FORT LAUDERDALE	FL	33316		RIVER REACH CONDOMINIUM VUNIT 416PER CDO BK/Pg: 5660/307
197	504209AD0670	SMILSON,WILLIAM SMILESMAGR-CANOVA,FRANCES ETAL	1301 RIVER REACH DR #417	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 417PER CDO BK/Pg: 5660/307
198	504209AD0680							

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199	504209AD0690	HAMMERS,DAVID	8 LEANDER RD	HAMPTON BAYS	NY	11946		RIVER REACH CONDOMINIUM VUNIT 418PER CDO BK/Pg: 5660/307
200	504209AD0700	BAKER,ROBERT N & KATHI L	79 SEAVIEW TER	NORTHPORT	NY	11768		RIVER REACH CONDOMINIUM VUNIT 419PER CDO BK/Pg: 5660/307
201	504209AD0710	SULLIVAN,GRACE B	1301 RIVER REACH DR APT 501	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 501PER CDO BK/Pg: 5660/307
202	504209AD0720	MINATEL,HALEYMINATEL,VICTOR A	411 WALNUT ST #3870	GREEN COVE SPRINGS	FL	32043		RIVER REACH CONDOMINIUM VUNIT 502PER CDO BK/Pg: 5660/307
203	504209AD0730	SILVERMAN,ALLAN J	341 PORTLAND ST STE 17	*HALIFAX NOVA SCOTIA QC	CA	B2Y 1	K7	RIVER REACH CONDOMINIUM VUNIT 503PER CDO BK/Pg: 5660/307
204	504209AD0740	BANNISTER,CHESTER C EST	653 SW 8 TER	FORT LAUDERDALE	FL	33315	1049	RIVER REACH CONDOMINIUM VUNIT 504PER CDO BK/Pg: 5660/307
205	504209AD0750	LELLO,DANA D & JOSEPH R	1301 RIVER REACH DR #505	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 505PER CDO BK/Pg: 5660/307
206	504209AD0760	RICHARDS,CARL G CARL RICHARDS REV LIV TR	1301 RIVER REACH DR UNIT 506	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 506PER CDO BK/Pg: 5660/307
207	504209AD0770	KASIMAN,RONNY M	1301 RIVER REACH DR #507	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 507PER CDO BK/Pg: 5660/307
208	504209AD0780	BAIER,HANS J & LINDA M	1301 RIVER REACH DR APT 508	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 508PER CDO BK/Pg: 5660/307
209	504209AD0790	METCALFE,DAVID N	1301 RIVER REACH DR UNIT 509	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 509PER CDO BK/Pg: 5660/307
210	504209AD0800	JAROS,PAVEL	900 RIVER REACH DR #219	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 510PER CDO BK/Pg: 5660/307
211	504209AD0810	JEFFERS,ANNE E	10784 COUNTY ROAD 286	HUNTSVILLE	OH	43324	9512	RIVER REACH CONDOMINIUM VUNIT 511PER CDO BK/Pg: 5660/307
212	504209AD0820	DATTEN,CHARLES P & TRACY A	1301 RIVER REACH DR #512	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 512PER CDO BK/Pg: 5660/307
213	504209AD0830	SINFEST HOLDINGS LLC	550 CORAL DR	CAPE CORAL	FL	33904		RIVER REACH CONDOMINIUM VUNIT 514PER CDO BK/Pg: 5660/307
214	504209AD0840	MILLER,TROY C	1301 RIVER REACH DR #515	FORT LAUDERDALE	FL	33315	1172	RIVER REACH CONDOMINIUM VUNIT 515PER CDO BK/Pg: 5660/307
215	504209AD0850	WEIGHTMAN,MANDYMIJW LIV TR	1301 RIVER REACH DR #516	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 516PER CDO BK/Pg: 5660/307
216	504209AD0860	GALVIN,MARTIN J & PAULA F	1301 RIVER REACH DR #517	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 517PER CDO BK/Pg: 5660/307
217	504209AD0870	MILLER,JANICE K H/EJOHNSTON DOUGLAS & TOBY	1301 RIVER REACH DR #518	FORT LAUDERDALE	FL	33315		RIVER REACH CONDOMINIUM VUNIT 518PER CDO BK/Pg: 5660/307
218	504209AD0880	JANUSZ,MARK AGOODY,ALEXANDRA	3848 ILONA LN	OCEANSIDE	NY	11572		RIVER REACH CONDOMINIUM VUNIT 519PER CDO BK/Pg: 5660/307

BOA CASE: PLN-BOA-22070002

Sec. 47-5.31. Table of dimensional requirements for the RS-8 district. (Note A)

Requirements	RS-8	RS-8A
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.
Minimum front yard	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.	25 ft. Special minimum front yard setbacks: Coral Isles—15 ft. Nurmi Isles—20 ft. Pelican Isles—20 ft.
Minimum corner yard	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway	25% of lot width but not greater than 25 ft. 25 ft. when abutting a waterway
Minimum side yard	5 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 foot per foot of additional height.	For a building with a height no greater than 12 ft.- 5 ft. For a building with a height greater than 12 ft. - 7.5 ft. That portion of a building

	<p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks 7.5 ft.:</p> <p>Coral Ridge Country Club Addition 4, P.B. 53 P. 29; Block G, Lots 1 thru 22; Block H, Lots 1 thru 10 and 16 thru 26; Block I; Block J.</p> <p>Gramercy Park, P.B. 57, P. 45, Block 1; and Block 2, Lots 1 thru 16.</p> <p>Coral Ridge Country Club Addition 3, P.B. 52 P. 14, Block A, Lots 1 thru 4; Block B, Lots 1 thru 4 and 7 thru 10; Block C, Lots 1 thru 4 and 7 thru 10; Block D, Lots 1 thru 8 and 11 thru 18; Block X, Lots 18 thru 20; Block J; Block K; Block L; Block M; Block N; Block O; Block P; Block Q; Block R; Block S; Block T.</p> <p>Golf Estates, P.B. 43, P. 26; Block 6; Block 7; Block 8; Block 9; Block 10; Block 11; Coral Ridge Country Club Subdivision P.B. 36 P. 30 Block F, Lots 1 thru 14; Block R, Lots 1 thru 8, 11 thru 18; Replat of Lots 11, 12, 13, 14 & 15 of Block H Coral Ridge Country Club Addition 4, P.B. 63 P. 31 Parcels A, B, C; Gramercy Park, PB 57 P. 45 Block 2, Lots 17 and 18; Coral Ridge Country Club Addition No. 2 P.B. 44 PG 21 Block F, Lots 2 thru 19; Block E, Lots 1 thru 6 and 10 thru 16; Block C, Lots 2 thru 11; Block D, Lots 2 thru 4; Block B, Lot 2 and Lots 15 thru 25, and Bermuda-Riviera Subdivision of Galt Ocean Mile, P.B. 38 P. 46; Blocks A, C, D, E, F, G & H; Bermuda-Riviera Subdivision of Galt Ocean, First Addition, P.B. 40 P.12: Blocks J, K, L & M.</p>	<p>exceeding 12 ft. in height shall be set back an additional 2 feet per 1 foot of additional height</p> <p>25 ft. when abutting a waterway</p> <p>Special side yard setbacks as provided in RS-8</p>
<p>Minimum rear yard</p>	<p>15 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks: 15 ft. abutting waterway in the following subdivisions:</p> <p>Coral Ridge Isles</p> <p>Flamingo Pk.—Section "C" & "D"</p> <p>Lakes Estates</p> <p>Golf Estates</p>	<p>25 ft.</p> <p>25 ft. when abutting a waterway</p> <p>Special rear yard setbacks as provided in RS-8</p>

	Imperial Pt.—4th Sec. The Landings Rio Nuevo Isle—Block 1				
Minimum distance between buildings	None			None	
	<i>Lot Size</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>	<i>**Maximum Lot Coverage</i>	<i>**Maximum Floor Area Ratio</i>
	≤7,500 sf	50%	0.75	40%	0.55
Lot coverage and FAR	7,501—12,000 sf	45%	0.75	35%	0.55
	>12,000 sf	40%	0.60	30%	0.50

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-23, Specific Location Requirements, and Section 47-25, Development Review Criteria.

*Allowances for modifications of lot widths may be permitted in accordance with the requirements of Section 47-23.10, Specific Location Requirements.

**An increase in the maximum FAR or lot coverage may be permitted subject to the requirements of a site plan level III, see Section 47-24.2.

***All other regulations relating to district RS-8 shall apply to RS-8A.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-26, § 1, 4-20-99; Ord. No. C-99-62, § 1, 9-21-99; Ord. No. C-04-67, § 1, 1-4-05; Ord. No. C-08-05, § 3, 2-5-08)

Record, Permit, or Account #	Record Description	Application Name	Record Type	Balance	Planner Name	Street #	Dir	Street Name	Type	Opened Date	Status
PLN-BOA-22070002		Garage Variance Request	Z- Board of Adjustment (BOA)	0		1010	SW	14	TER	7/8/2022	Open
ALM-REG-20080452		WILLIAM BAILEY	Resident/Business Alarm Registration	0		1010	SW	14	TER	8/31/2020	Active
PM-10010154	RETROFIT (9)WINDOWS &(2)DOORS W/IMPACT	RETROFIT (9)WINDOWS &(2)DOORS W/IMPACT	Window and Door Permit	0		1010	SW	14	TER	1/6/2010	Complete
PM-06062521	install 65'x6' wood fence	install 65'x6' wood fence	Fence Permit	0		1010	SW	14	TER	6/21/2006	Complete
PM-02010339	INSTALL 8'X90' DOCK SFR-VARIATION DUE TO SEAWALL	INSTALL 8'X90' DOCK SFR-VARIATION DUE TO SEAWALL	Boatlift-Dock-Seawall-Pile Permit	0		1010	SW	14	TER	1/7/2002	Complete

Arcwerks Incorporated

Architecture & Planning

July 21, 2022

To: City of Fort Lauderdale
700 NW 19TH Ave.
Fort Lauderdale, Florida 33311

Attn: Zoning official

Re: Proposed Garage Addition/ Variance Submittal for Johnston Residence
1010 SW 14th Terrace
Ft Lauderdale, Florida 33312

A. Narrative – Variance Request Per Section ULDR 47-5.31.

This variance is requesting a proposed front and side yard setback modification which will make possible a reasonable use of the property, will be in harmony with the general purposes and intent of the ULDR and the use will not be incompatible with adjoining residential properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

This variance request is in order to add a garage to a property located in a residentially zoned area which is a reasonable accessory use for this property. The addition will have no adverse impacts on the adjoining residential properties.

The addition will provide a garage for the existing residence which does not currently have a garage. The addition was specifically designed to be consistent with the height, profile and style of the existing residence.

Please contact us with any additional questions at (954) 432-8181.

Respectively Submitted,
Eric T. Slazyk AIA, NCARB, LEED AP BD+C
Principal

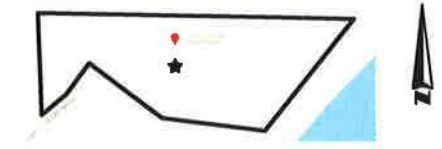
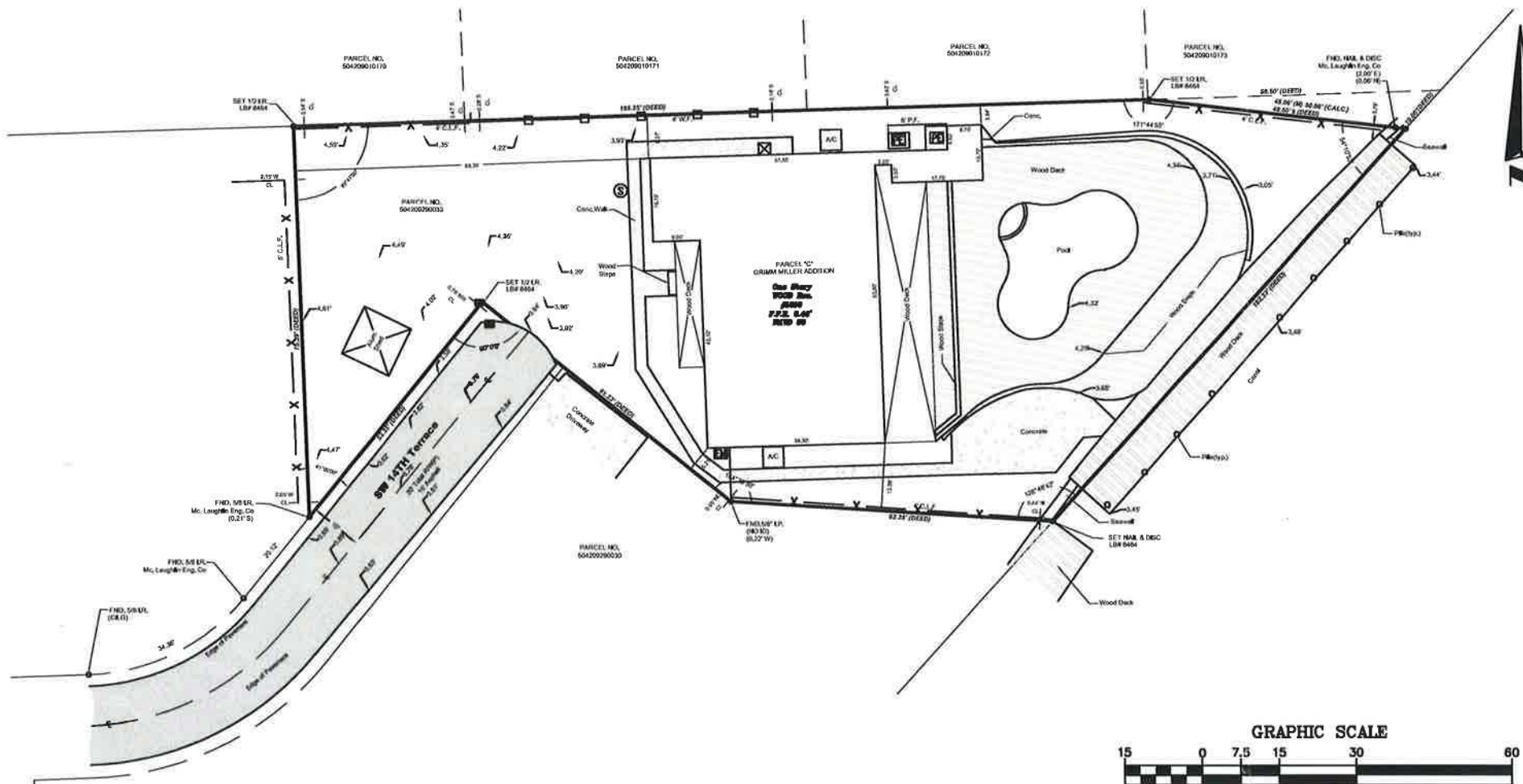
Page 1 of 1

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12. A.4,

Please see responses below:

- A. Special conditions and circumstances affect the property at issue which prevent the reasonable use of property in that such property is not a regular shaped lot and is located at the end of a dead-end street.
- B. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district in that the shape and location are unique in the area and result in a hardship for development.
- C. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. In that the application of setbacks on such an odd shaped lot substantially deprive the property owner of the same rights afforded to other properties in the same zoning district with regular lots
- D. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations in that the property was platted as it now exists and the owner did not create the hardship that is associated with this lot.
- E. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining residential properties or the surrounding neighborhood or otherwise detrimental to the public welfare in that the proposed addition is in order to add a garage which is a reasonable accessory use for this property and due to the location of the property on a dead end street, the addition will have no adverse impacts on the adjoining residential properties. The current residence does not have an existing garage. The addition was specifically designed to be consistent with the height, profile and style of the existing residence.

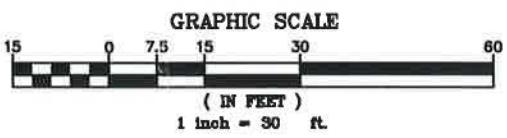
BOUNDARY & TOPOGRAPHIC SURVEY



LOCATION MAP
Not To Scale

GENERAL SURVEYOR'S NOTES:

- 1)-This survey was conducted for the purpose of a "Boundary & Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2)-The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3)-This Survey does not reflect or determine ownership.
- 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
- 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property: search of Public Records not performed by this office.
- 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 7)-This Survey has been prepared for the exclusive use the entitled named hereon only and certifications hereon do not extend to any unnamed parties.
- 8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
- 9)-Utility facilities within Utility Easements not noted as violations.
- 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
- 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- 12)-Fence ownership determines by visual means only (If any); Legal ownership not determined.
- 13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
- 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines, in all cases dimensions shall control the location of the improvements over scaled positions.
- 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- 17)-Obstructed corners are witnessed by improvements.
- 18)-8)-The US Army Corp of Engineers program Corpcon v6.0.1 based on the VERTCON 2.0 model (1994) was utilized to convert the orthometric height between City of Ft. Lauderdale BM - SW 512 in NGVD (1929) and NAVD (1988). The local conversion from NGVD (1929) to NAVD (1988) is (-)1.585 feet.



LEGAL DESCRIPTION:

A PORTION OF PARCEL "C". GRIMM-MILLER ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID PARCEL "C", THENCE EASTERLY ALONG THE NORTH LINE THEREOF A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING AND A POINT HEREAFTER TO BE REFERRED TO AS REFERENCE POINT "A", THENCE CONTINUING EASTERLY ALONG THE SAID NORTH LINE, A DISTANCE OF 186.75 FEET TO AN INTERSECTION, WITH OUTSIDE FACE OF A BULKHEAD LINING THE WESTERN BOUNDARY OF THE SOUTH FORK OF NEW RIVER, AND POINT TO BE HERINAFTER REFERRED TO AS REFERENCE POINT "B", THENCE FROM AFORESAID REFERENCE POINT "A", SOUTHERLY MAKING AN ANGLE OF 89° 47' IN THE SE QUADRANT, WITH THE SAID NORTH LINE OF PARCEL "C", A DISTANCE OF 35 FEET; THENCE SOUTHEASTERLY, MAKING AN INCLUDED ANGLE OF 131°, A DISTANCE OF 61.23 FEET; THENCE EASTERLY, MAKING AN INCLUDED ANGLE OF 144° 28' 30", A DISTANCE OF 62.38 FEET TO AN INTERSECTION, WITH SAID FACE OF BULKHEAD: THENCE NORTHEASTERLY ALONG SAID FACE OF BULKHEAD A DISTANCE OF 112.33 FEET, MORE OR LESS, TO AFORESAID REFERENCE POINT "B"; EXCEPTING THEREFROM A PORTION OF PARCEL "C", GRIMM-MILLER ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL "C", THENCE EASTERLY ALONG THE NORTH LINE THEREOF A DISTANCE OF 320.00 FEET TO A POINT; THENCE CONTINUE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 130.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 56.5 FEET TO AN INTERSECTION WITH THE OUTSIDE FACE OF A BULKHEAD LINING THE WESTERN BOUNDARY OF THE SOUTH FORK OF NEW RIVER, THENCE ALONG THE OUTSIDE FACE OF SAID BULKHEAD A DISTANCE OF 10.0 FEET; THENCE IN A STRAIGHT LINE 49.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; TOGETHER WITH PORTION OF PARCEL "C". GRIMM-MILLER ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID PARCEL "C" THAT IS 285.00 FEET EAST OF THE NORTHWEST CORNER THEREOF, EASTERLY ALONG THE SAID NORTH LINE A DISTANCE OF 35.00 FEET; THENCE SOUTHERLY, MAKING AN INCLUDED ANGLE OF 90° 13', A DISTANCE OF 35.00 FEET; THENCE SOUTHWESTERLY, MAKING AN INCLUDED ANGLE OF 139°, A DISTANCE OF 53.35 FEET; THENCE NORTHERLY, MAKING AN INCLUDED ANGLE OF 41°, A DISTANCE OF 75.40 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE AFORESAID LANDS, SAID EASEMENT FOR INGRESS AND EGRESS BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE SW CORNER OF SAID PARCEL "C", RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL "C". A DISTANCE OF 230 FEET; THENCE NORTHERLY WITH AN INCLUDED ANGLE OF 89° 47' 00", A DISTANCE OF 84.50 FEET, THENCE EASTERLY WITH AN INCLUDED ANGLE OF 270° 13' 00". A DISTANCE OF 11.39 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60 FEET THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49° 13' 00", A DISTANCE OF 51.54 FEET, TO THE POINT OF TANGENT; THENCE NORTHEASTERLY A DISTANCE OF 73.47 FEET, THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 20 FEET; THENCE SOUTHWESTERLY, WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 73.47 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49° 13' 00", A DISTANCE OF 34.36 FEET TO THE POINT OF TANGENT; THENCE WESTERLY A DISTANCE OF 31.46 FEET, THENCE SOUTHERLY, WITH AN INTERIOR ANGLE OF 89° 47' 00" A DISTANCE OF 84.50 FEET TO A POINT ON A LINE THAT IS 20 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF AFORESAID MENTIONED PARCEL "C"; THENCE WESTERLY ALONG SAID PARALLEL LINE, MAKING AN INCLUDED ANGLE OF 270° 17' 00" A DISTANCE 01210 FEET TO A POINT ON THE WEST BOUNDARY OF SAID PARCEL "C"; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING. (SAID EASEMENT FOR INGRESS AND EGRESS WAS RESERVED TO THE GRANTORS IN THOSE CERTAIN DEEDS BY AND BETWEEN THE GRANTORS HEREIN AND (1) THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, WHICH DEED IS DATED APRIL 1, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 4470 PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (2) EDWARD W. FREHAFFER, WHICH DEED IS RECORDED APRIL 20, 1971 IN OFFICIAL RECORDS BOOK 4478, PAGE 477, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND (3) WILLIAM K. PRATT AND NANCY C. PRATT, HIS WIFE, WHICH DEED IS DATED NOVEMBER 4, 1971 AND RECORDED IN OFFICIAL RECORDS BOOK 4664, PAGE 554, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.)

LEGENDS:

- | | | |
|------------------------|----------------------------|--------------------------------|
| A/C = Air Conditioner | EL. = Elevation | L = Length |
| CL = Calculated | ENC. = Encroachment | M = Measured |
| CL = Clear | N/A = Not applicable | TYP = Typical |
| CL = Center Line | FF. = Finished Floor | R/V = Right-of way |
| CONC. = Concrete | F.I.P. = Found Iron Pipe | (R) = Record |
| DE = Drainage Easement | F.N. = Found Nail | U.E. = Utility Easement |
| D = Deed | F.I.R. = Found Iron Rod | S.B.L. = Building Setback Line |
| Δ = Delta | F.N.D. = Found Nail & Disc | C/P = Covered Porch |
| | I.D. = Identification | |
| | P.B. = Plat Book | |
| | P.G. = Page | |
| | R = Radius | |

SYMBOLS:

- | | |
|------------------|---------------------------|
| UTILITY POLE | COVERED AREA |
| LIGHT POLE | CHAIN LINK FENCE (C.L.F.) |
| SANITARY MANHOLE | OVERHEAD LINES |
| ELECTRIC METER | WOOD FENCE |
| WATER METER | |

NOTES

"This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners." The intended use of this survey is for Mortgage purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.

SURVEYOR NOTES:

The property shown hereon lies within flood Zone X, As shown in flood insurance rate map number 12011C 0556 H, Community number 125105, City of Fort Lauderdale, Broward County, Florida. Map revised date: August 18, 2014.

CERTIFIED TO:

JOHNSTON, DAVID

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FIELD DATE: June 30, 2022

Guillermo A. Guerrero
Professional Surveyor & Mapper No. 6453
State of Florida
CORE Action Group, LLC. L.B. 8464



COMPANY WEBSITE: www.coreactiongroup.com
Ymail: ymail@coreactiongroup.com
EMAIL: email@coreactiongroup.com
CONTACT: 954-745-9586

FIELD DATE: 06/30/2022

CLIENT NAME:
JOHNSTON, DAVID

BOUNDARY SURVEY
GRIMM-MILLER ADDITION
SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST

PROPERTY ADDRESS
1010 SW 14 TERRACE, FORT LAUDERDALE,
FLORIDA 33312



REVISIONS:
1 JUNE 30, 2022

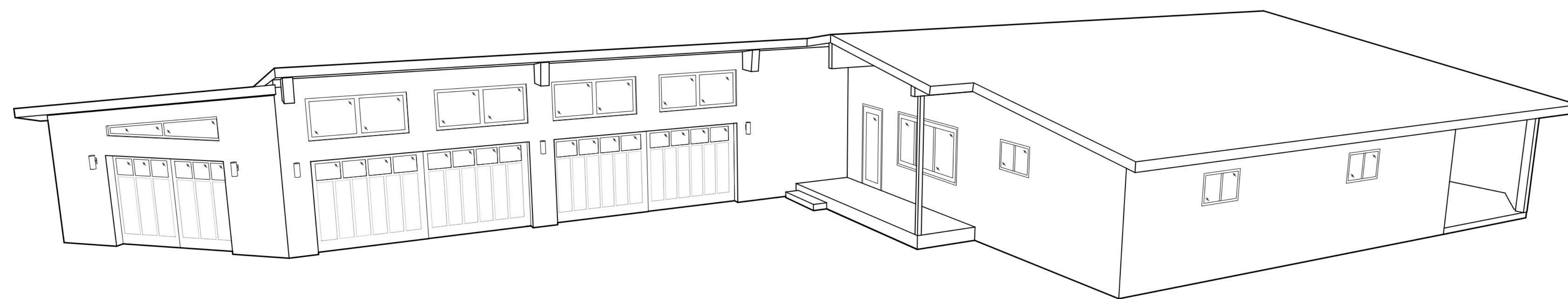
SCALE:

1" = 30'

JOB NO:
CAG-317052 -
Task #2

SHEET NO:
1 of 1

Proposed Garage Addition/ Variance Submittal For Johnston Residence



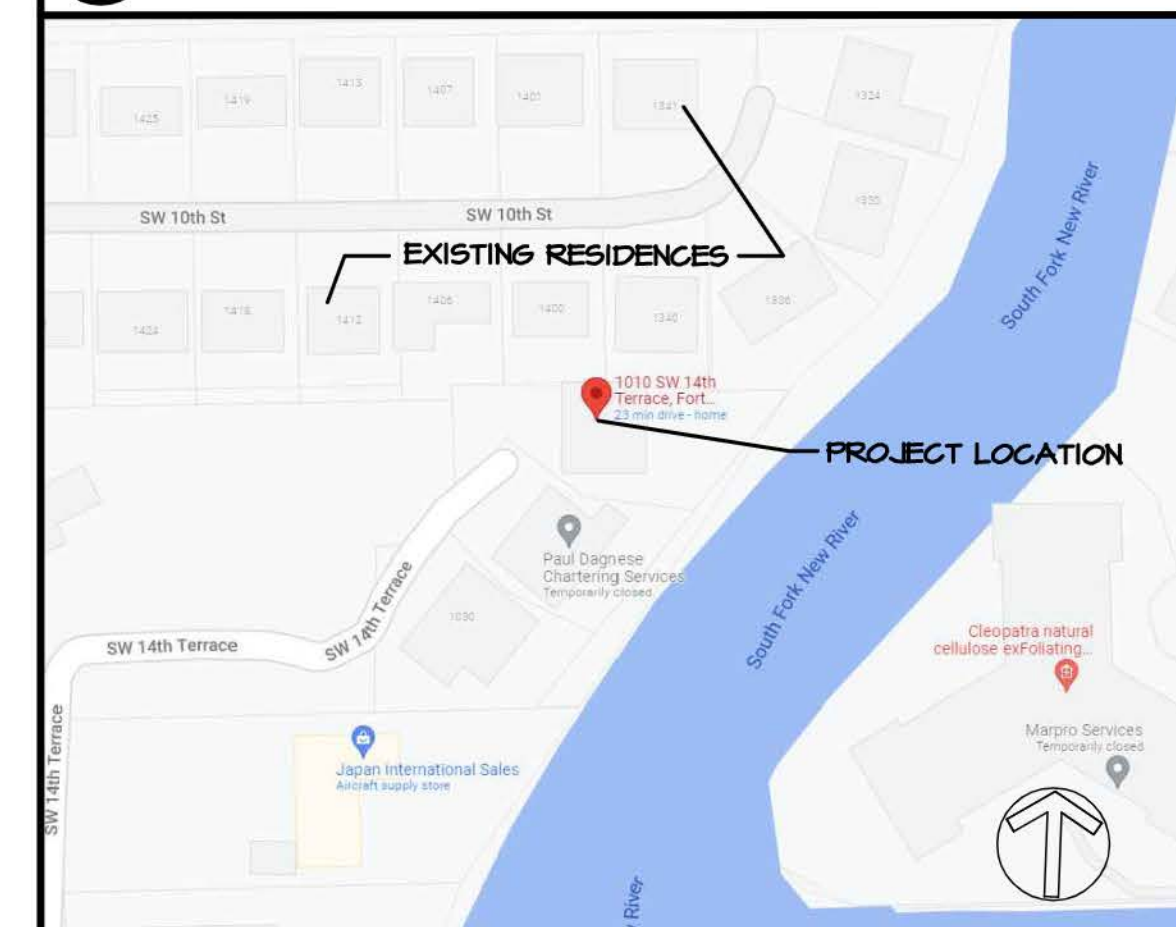
③ PROJECT TITLE

24" X 36" PLOT SHEET

TITLE
T-1 TITLE, DIRECTORY, INDEX & LOCATION PLAN

ARCHITECTURAL
SP-1 SITE PLAN, LOCATION MAP, LEGAL DESCRIPTION & PROJECT DATA
A-1 EXTERIOR ELEVATIONS
A-2 PHOTO KEY

① PROJECT INDEX



② LOCATION PLAN

N.T.S

BUILDING DEPARTMENT:
CITY OF FORT LAUDERDALE
700 NW 19TH AVE.
FORT LAUDERDALE, FLORIDA 33311
TEL: (954) 828-8520

STRUCTURAL ENGINEER:
MUENGINEERS, INC.
3440 NE 12TH AVENUE
OAKLAND PARK, FLORIDA 33334
CONTACT: RICARDO MADRIZ
TEL: (954) 324-4730
EMAIL: rmadriz@muengineers.com

OWNER:
MR. DAVID JOHNSTON
1010 SW 14TH TERRACE
FORT LAUDERDALE, FLORIDA 33312
CONTACT: MR. DAVID JOHNSTON
TEL: (305) 775-8300

ARCHITECT:
ARCWERKS INCORPORATED
4801 S. UNIVERSITY DRIVE SUITE 2030W
DAVE, FLORIDA 33328
CONTACT: ERIC T. SLAZYK AIA, NCARB
TEL: (954) 689-4424
FAX: (954) 689-4438

ISSUE

1	07.08.22 BD. of Adjustments Sub.
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REVISION

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PROJECT PHASE
Variance Submittal
DRAWING TITLE
Title, Index of Drawings & Location Plan

PROJECT NUMBER
21-179

DATE
July 08, 2022

DRAWING NUMBER

④ PROJECT DIRECTORY



ARCWERKS Incorporated

Architecture • Planning
21 011 JOHNSON ST.
Suite 108
PEMBROKE PINES, FL. 33029
PHONE: (954) 432-8181
E-MAIL:
info@arcwerks.com
WEBSITE:
www.arcwerks.com

SEAL: Digitally signed by:
Eric T Slazyk
DN: CN = Eric T Slazyk C = US O = Unaffiliated OU = A01410C00000172 3913E029000141F2 Date: 2022.07.08 14:02:57 -04'00'

ERIC T. SLAZYK #AR0013260

CLIENT:
Mr. David Johnston

PROJECT:
Johnston Residence
Proposed Garage Addition

ADDRESS:
1010 S.W. 14TH Terrace
Fort Lauderdale, FL 33312

T-1



ARCWERKS Incorporated

Architecture • Planning
21011 JOHNSON ST.
Suite 108
PEMBROKE PINES, FL. 33029
PHONE: (954) 432-8181
E-MAIL:
info@arcwerks.com
WEBSITE:
www.arcwerks.com

SEAL: Digitally signed by:
Eric T Slazyk
DN: CN = Eric T
Slazyk C = US O =
Unaffiliated OU =
A01410C00000172
3913E029000141F2
Date: 2022.07.21
14:13:34 -04'00'

ERIC T. SLAZYK #AR0013260

CLIENT:

Mr. David Johnston

PROJECT:
Johnston Residence
Proposed Garage Addition

ADDRESS:
1010 S.W. 14TH Terrace
Fort Lauderdale, FL 33312

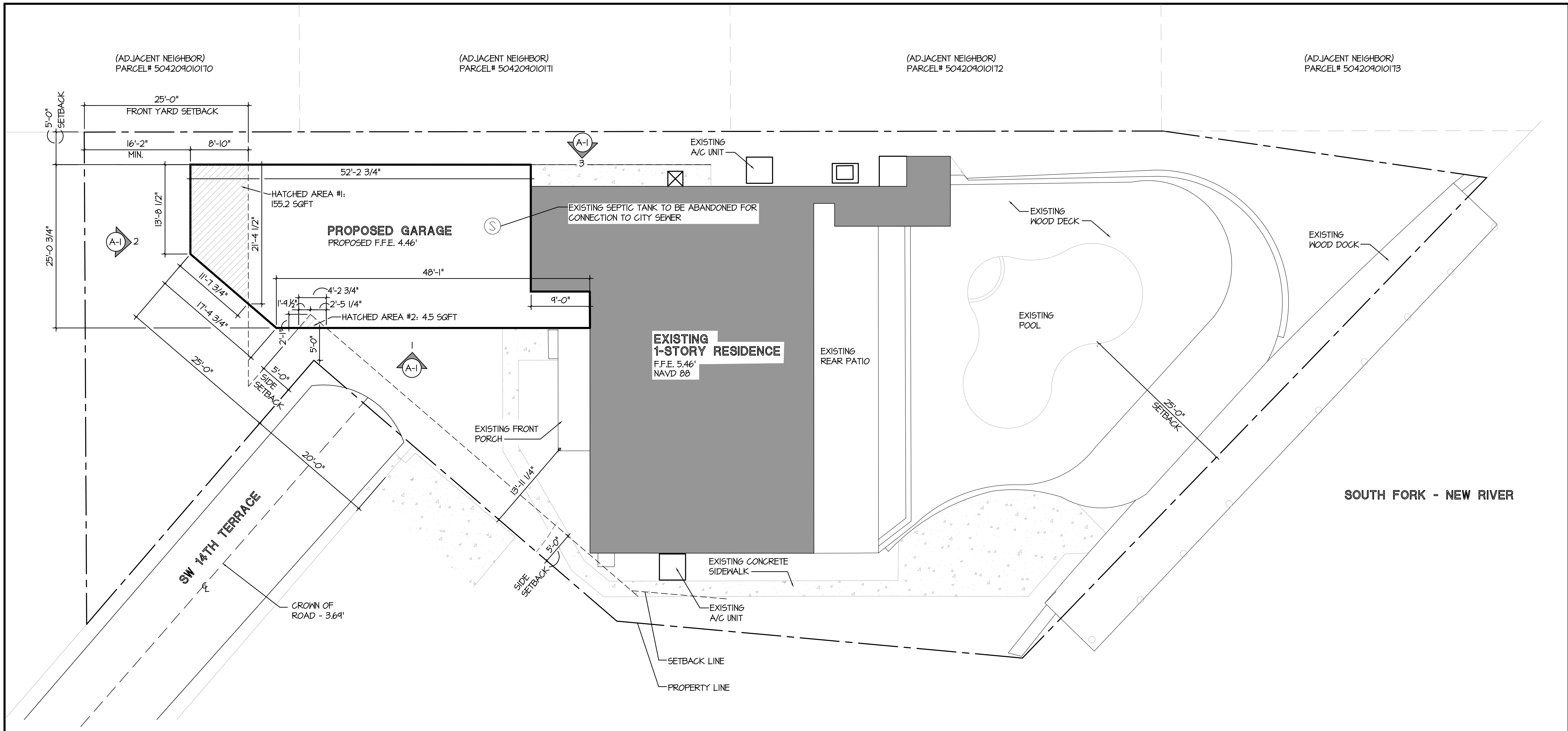
ISSUE

- 1 07.08.22 BD. of Adjustments Sub.
- 2 07.12.22 BD. Comment
- 3 07.19.22 BD. Comment
- 4 07.21.22 BD. Comment
- 5
- 6
- 7
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- 9
- 10

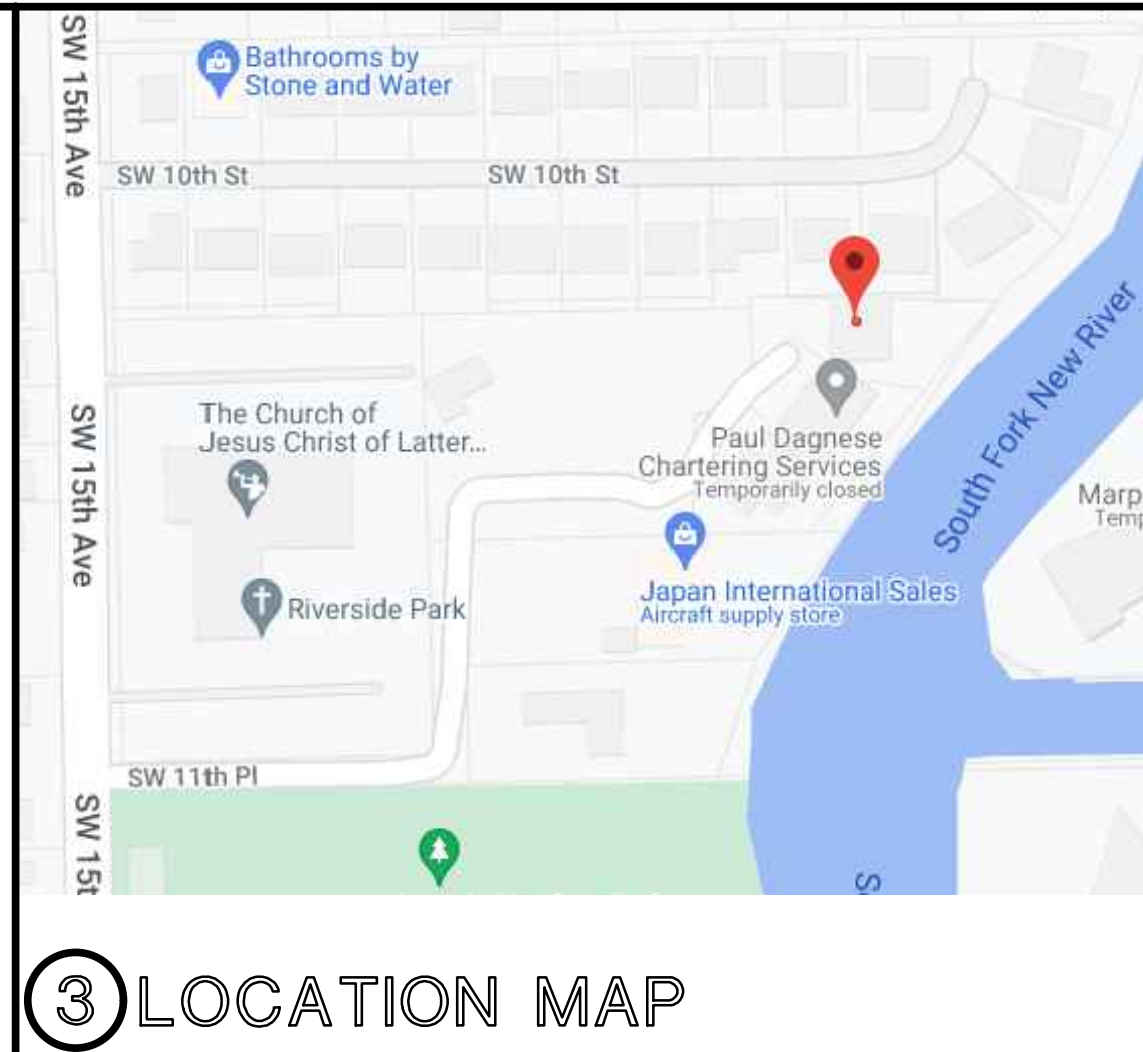
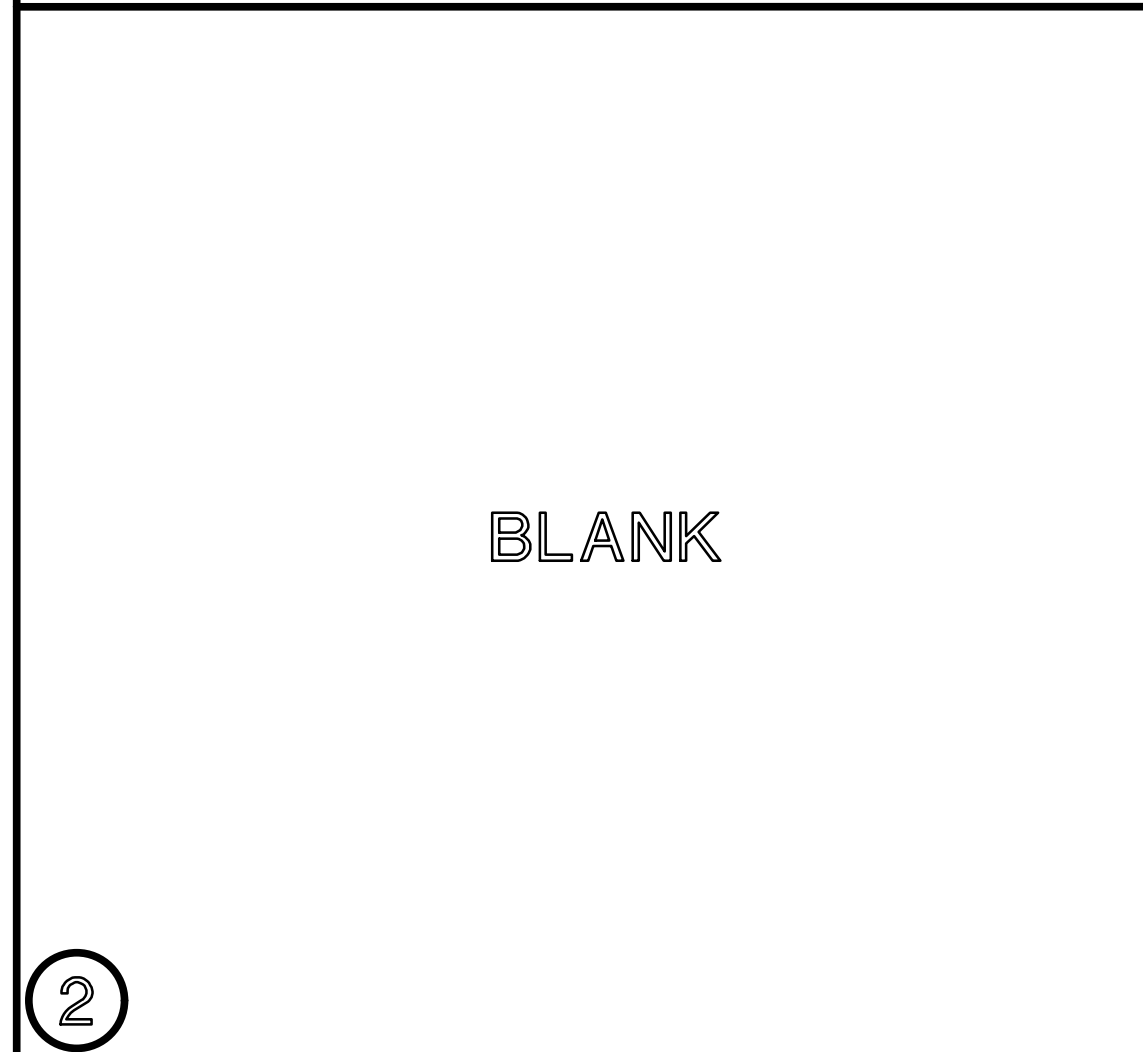
REVISION

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SCALE: 1/8" = 1'-0"



1 SITE PLAN



LEGAL DESCRIPTION
GRIMM-MILLER ADDITION 51-B B PARCEL C LESS BEG AT NW COR E ALG N/L 320.5 35.5E 61.23 E 62.38 S/NLY ALG BULKHEAD 160 TO S/L OF PARCEL C, N 332.51 N 20.9 TO POB & LESS OR 8044/294 TO G WITH PT OF PAR C DESC AS BEG AT PT ON N/L OF PAR C, 285 E OF NW COR THEREOF, ELY ALONG N LINE 35 SLY 35.5 NLY 53.35 NLY 75.40 TO POB

ZONING
EXISTING USE RES. - SINGLE FAMILY
LAND USE DESIGNATION RESIDENTIAL
EXIST. ZONING DESIGNATION RS-8
FLOOD ZONE X, 0.2 PCT
CROWN OF ROAD 3.78'

CODE REQUIREMENTS
FLORIDA BUILDING CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020
FLORIDA FIRE PREVENTION CODE 2020
NFPA 101 LIFE SAFETY CODE 2020
FLORIDA EXISTING BUILDING CODE 2020
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2017

AREA CALCULATION	
SITE AREA	12,370 SQ.FT.
EXISTING SINGLE STORY RESIDENCE	2,229 SQ.FT.
PROPOSED GARAGE ADDITION	1,145 SQ.FT.
TOTAL BLDG. SQ.FT. AREA	3,374 SQ.FT.
MAX LOT COVERAGE ALLOWED (40%) 4,920 SQ.FT.	
SET BACKS - EXISTING	
FRONT - 25'-0"	
SIDE - 5'-0"	
REAR - 25'-0" (ABUTTING WATERWAY)	
SET BACKS - PROPOSED	
FRONT - 18'-2"	
SOUTH SIDE YARD - 2'-1" AT INTERSECTION	
REAR - 25'-0" (ABUTTING WATERWAY)	

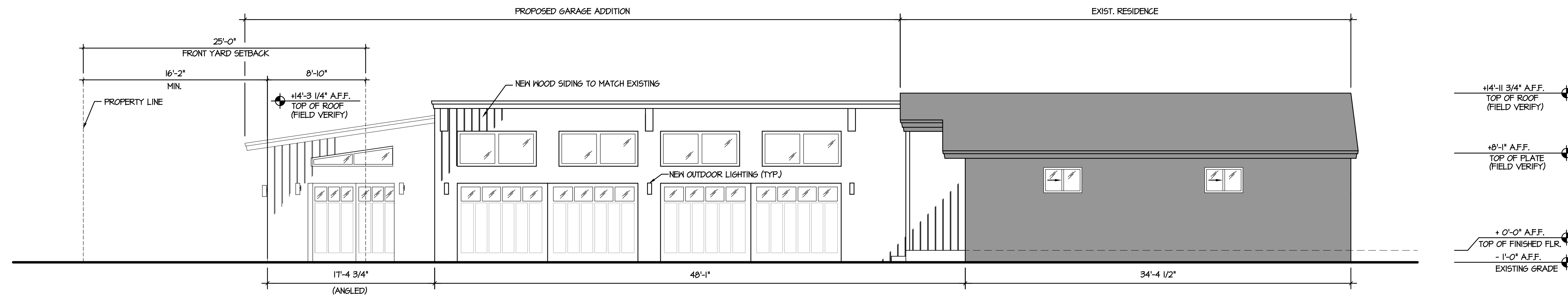
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3 LOCATION MAP

4 LEGAL DESCRIPTION

5 PROJECT DATA

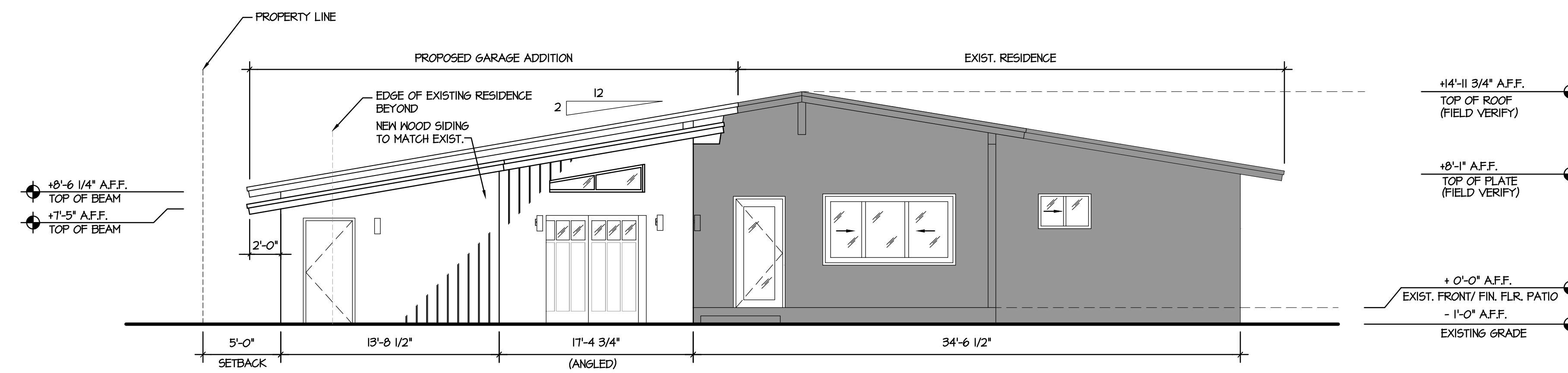
CROWN OF ROAD: 3.61'



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

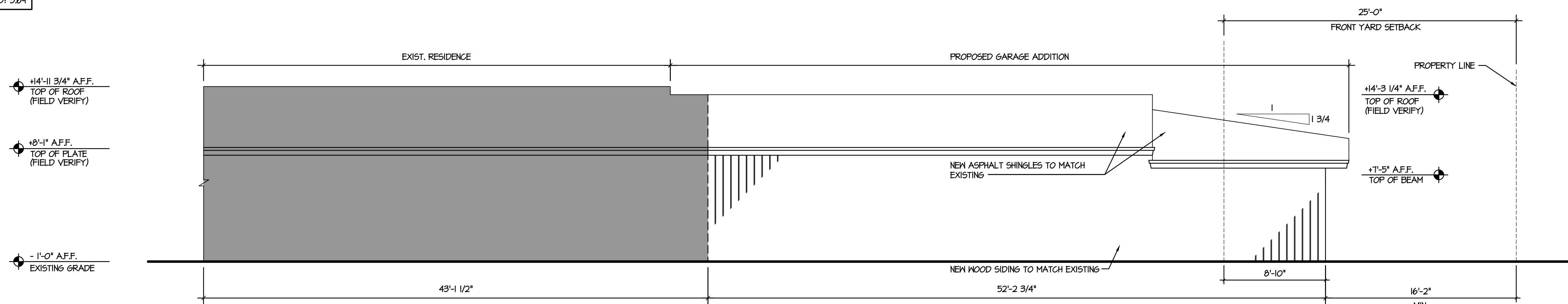
CROWN OF ROAD: 3.61'



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

CROWN OF ROAD: 3.61'



3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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SEAL: Digitally signed by:
Eric T Slazyk
DN: CN = Eric T
Slazyk C = US O =
Unaffiliated OU =
A01410C00000172
3913E029000141F2
Date: 2022.07.21
13:32:29 -04'00'

ERIC T. SLAZYK #AR0013260

CLIENT:

Mr. David Johnston

PROJECT:
Johnston Residence
Proposed Garage Addition

ADDRESS:
1010 S.W. 14TH Terrace
Fort Lauderdale, FL 33312

ISSUE

1	07.08.22	BD. of Adjustments Sub.
2	07.21.22	BD. Comment
3		
4		
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10		

REVISION

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PROJECT PHASE

Variance Submittal
DRAWING TITLE
Exterior Elevations

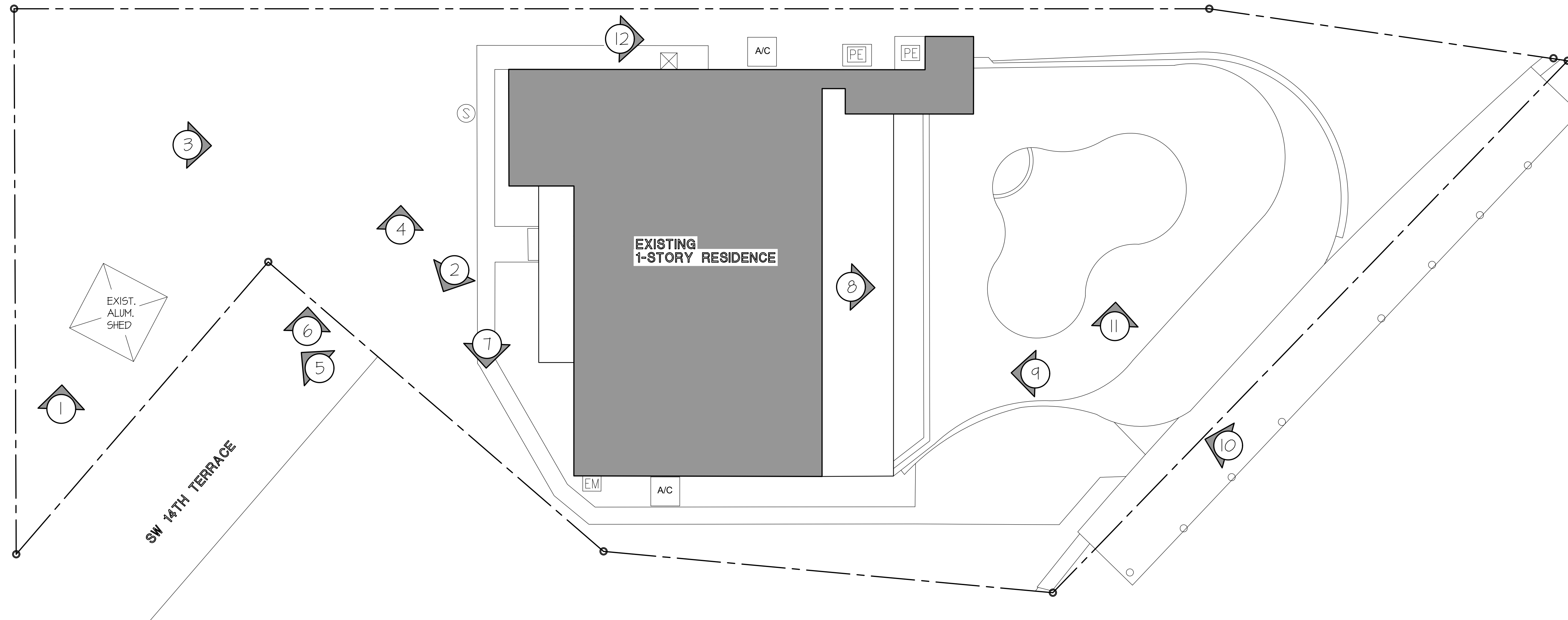
PROJECT NUMBER
21-179

DATE
July 08, 2022

DRAWING NUMBER

A-1

*SEE ATTACHED PHOTOGRAPHS WITH CORRESPONDING NUMBERS



1 PHOTO KEY

SCALE: 3/16" = 1'-0"

BLANK

2

24" X 36" PLOT SHEET

AWI

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14:05:14 -04'00'

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PROJECT PHASE

Variance Submittal

DRAWING TITLE

Photo Key

PROJECT NUMBER

21-179

DATE

July 08, 2022

DRAWING NUMBER

A-2

Rendering – East Facing



Rendering – Northeast Facing



Rendering - North



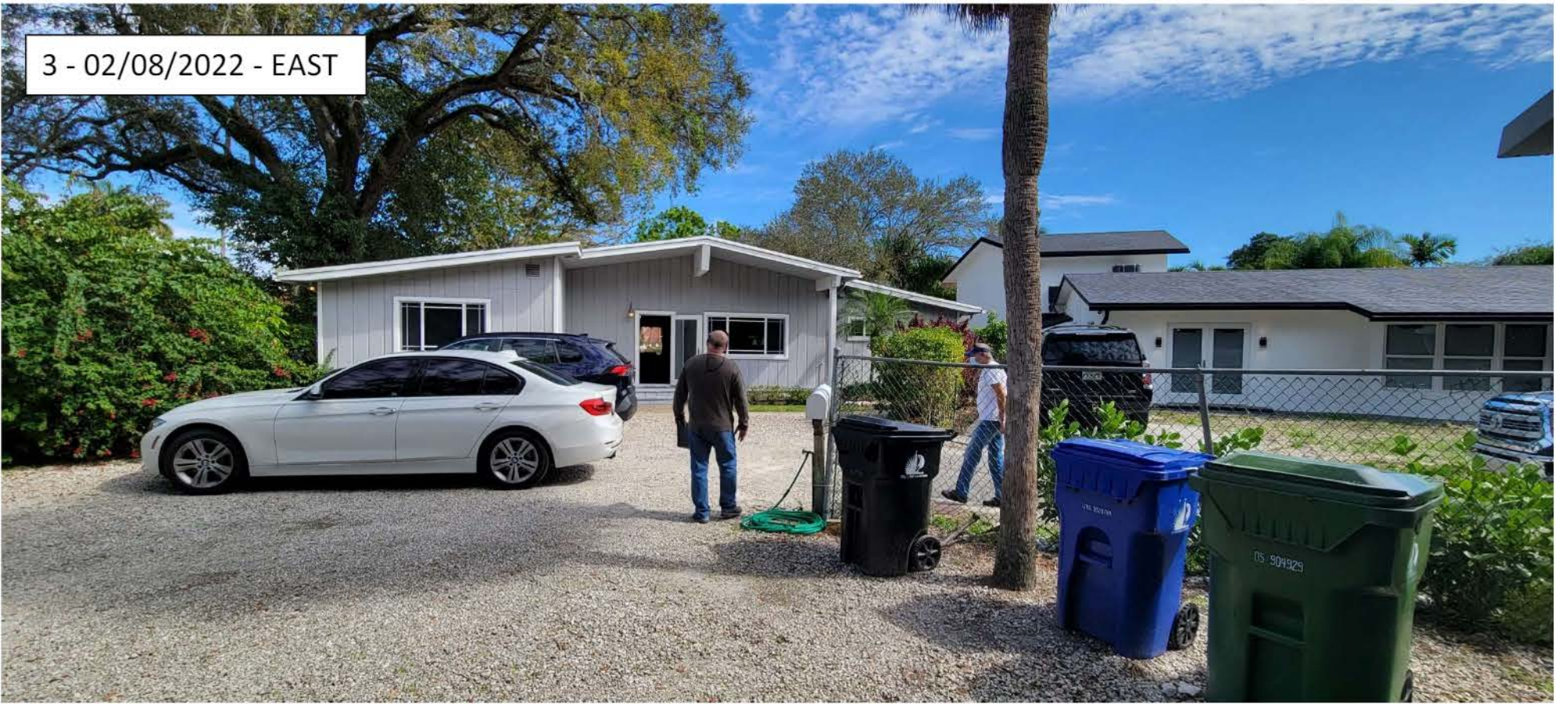
1 - 02/08/2022 - NORTH



2 - 02/08/2022 - SOUTH



3 - 02/08/2022 - EAST



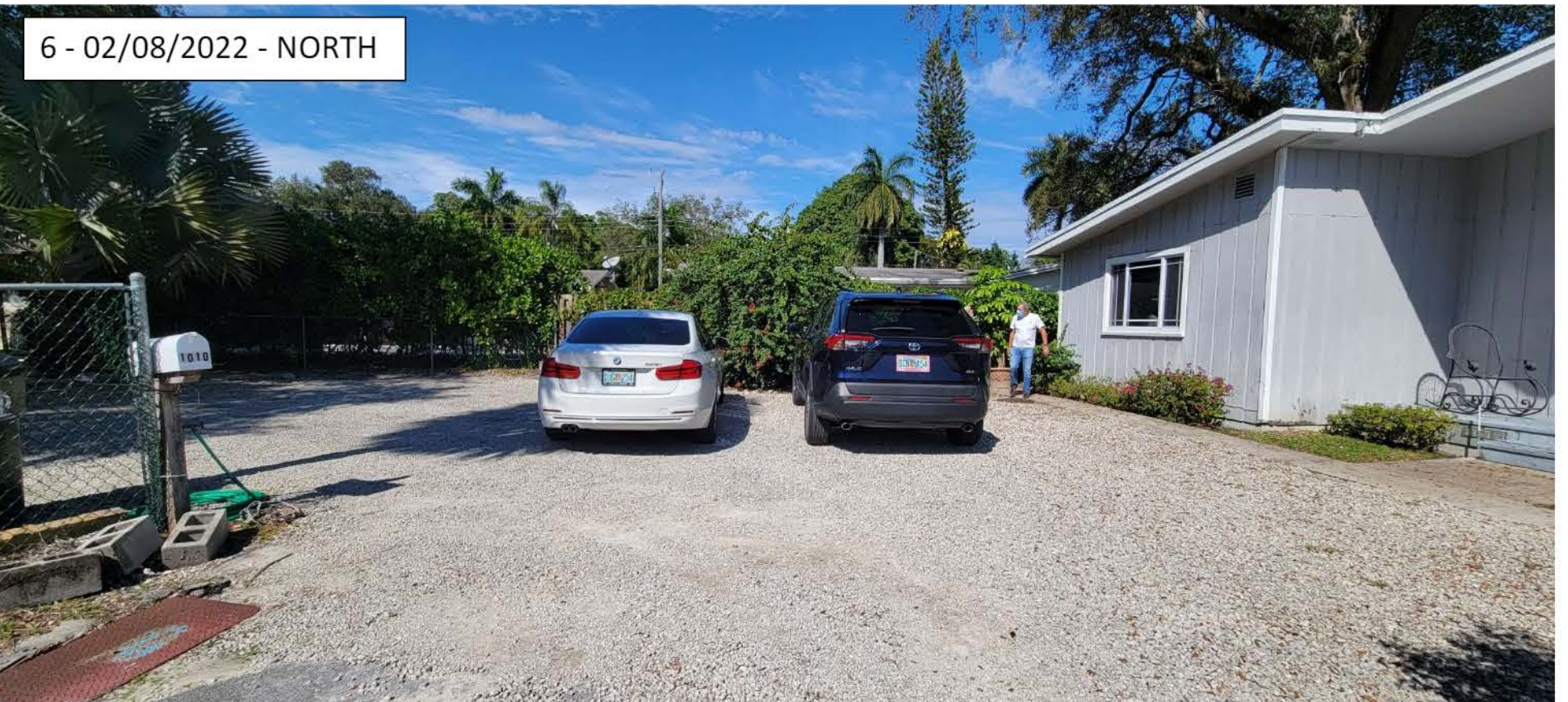
4 - 02/08/2022 - NORTH



5 - 02/08/2022 - NORTHWEST



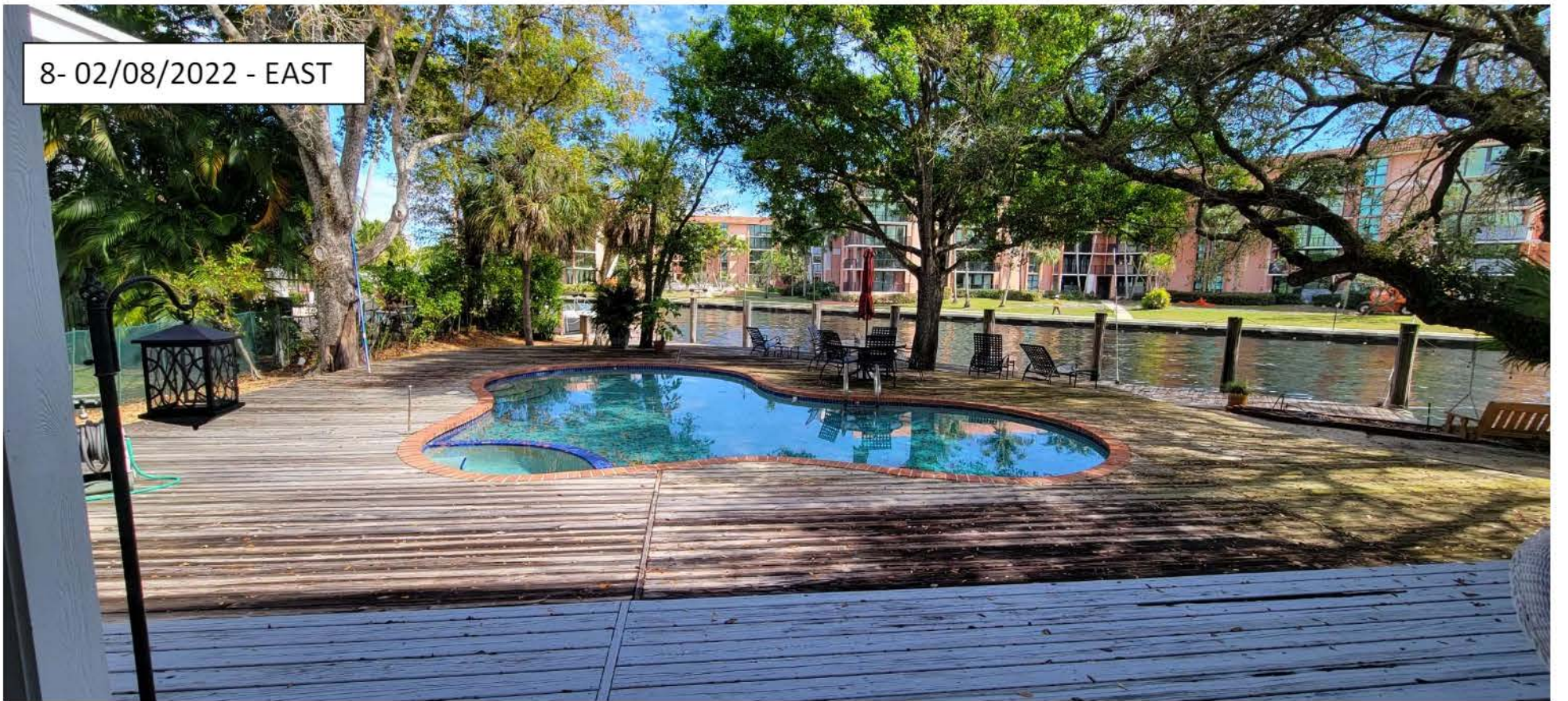
6 - 02/08/2022 - NORTH



7 - 02/08/2022 - SOUTH



8- 02/08/2022 - EAST



9- 02/08/2022 - WEST



10 - 02/08/2022 - NORTHWEST



11 - 02/08/2022 - NORTH



12 - 02/08/2022 - EAST

